





## Accommodation

A charming and newly renovated two bedroom character cottage, nestled in the quiet and friendly village of Carthorpe. The property has been completely transformed by its current owners and is almost unrecognisable, now offering a fresh and modern feel. The works included new windows and doors, heating system and new oil tank and boiler, new electrics, kitchen and bathroom, whilst the cottage has been neutrally re-decorated and re-carpeted. Offered to the market with no onward chain, the property is sure to appeal to a variety of purchasers.

Located in the highly sought after village of Carthorpe, the cottage is ideally placed for access to Ripon, Thirsk and Bedale, whilst access is also readily available to the A1, making it ideal for purchasers who commute.

On the ground floor, the main entrance door leads into the good size lounge/diner with a feature fireplace and large window flooding the room with natural light. There is an inner hallway with stairs rising to the first floor and a pantry/utility room, providing handy storage and housing the oil boiler. The kitchen is fitted with a range of modern units and integrated appliances, including a dishwasher, fridge, ceramic hob and extractor fan, whilst enjoying a double aspect and rear garden access, giving an airy feel. To the first floor there is a spacious landing with a cupboard providing handy storage, two good size double bedrooms and the part tiled bathroom, which is fitted with a white suite, including a bath with shower and glazed screen over and stainless-steel heated towel rail.

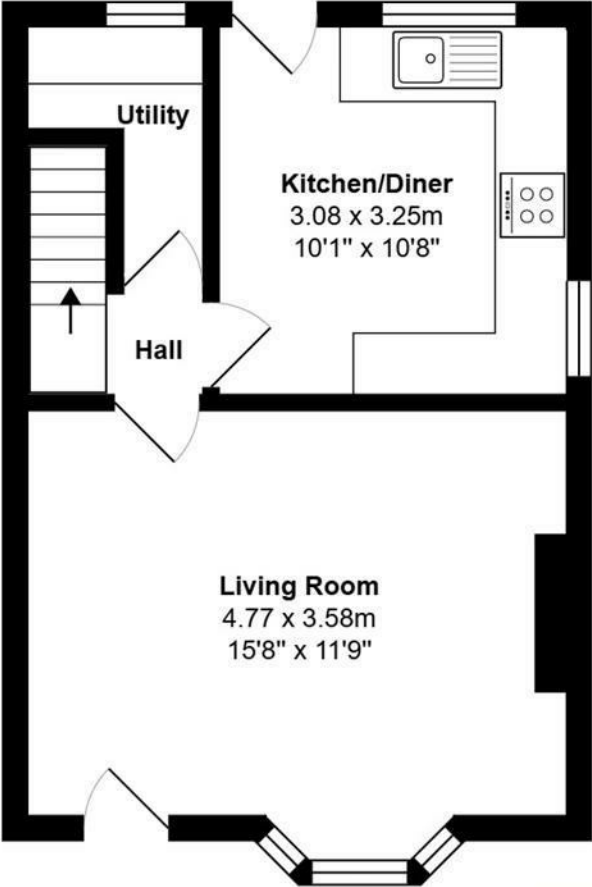
Externally there is a small front garden and pathway leading to the side of the cottage and the rear garden beyond. The garden is a good size, part laid to lawn and with a large patio area, whilst a pedestrian right of way is available to the neighbouring cottage. A further driveway area is available to the side of the cottage, offering a parking space and giving access to the single garage. Whilst the driveway is owned with this property, the neighbouring cottage also has access over the driveway to their garage.

Neutrally decorated and stylishly finished throughout, an early viewing is advised on this truly turn-key home, which has been renovated with no expense spared.

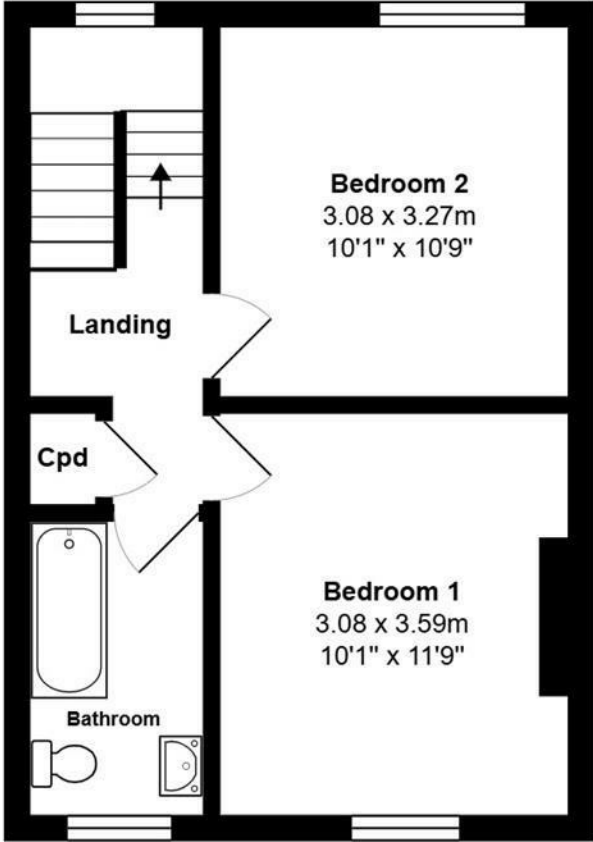




Floorplan



Ground Floor



First Floor





EPC

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO2 emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

VIEWING BY APPOINTMENT ONLY - 01845 421010 - [sales@davislund.co.uk](mailto:sales@davislund.co.uk) - [www.davislund.co.uk](http://www.davislund.co.uk)

**MONEY LAUNDERING REGULATIONS 2003** - Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

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