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Notre Val, Laverton, Ripon, North Yorkshire, HG4 3SX

A detached two-bedroom bungalow occupying a private position in the sought-after village of Laverton. Offered to the market chain-free, the property benefits from generous accommodation, gardens, garage and parking, whilst offering excellent scope for modernisation, extension or redevelopment, subject to the necessary consents.

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Guide Price: £295,000

- Two Double Bedrooms
- Spacious Accommodation
- Gardens Front and Rear Gardens
- Garage
- Desirable Village Location
- Chain Free







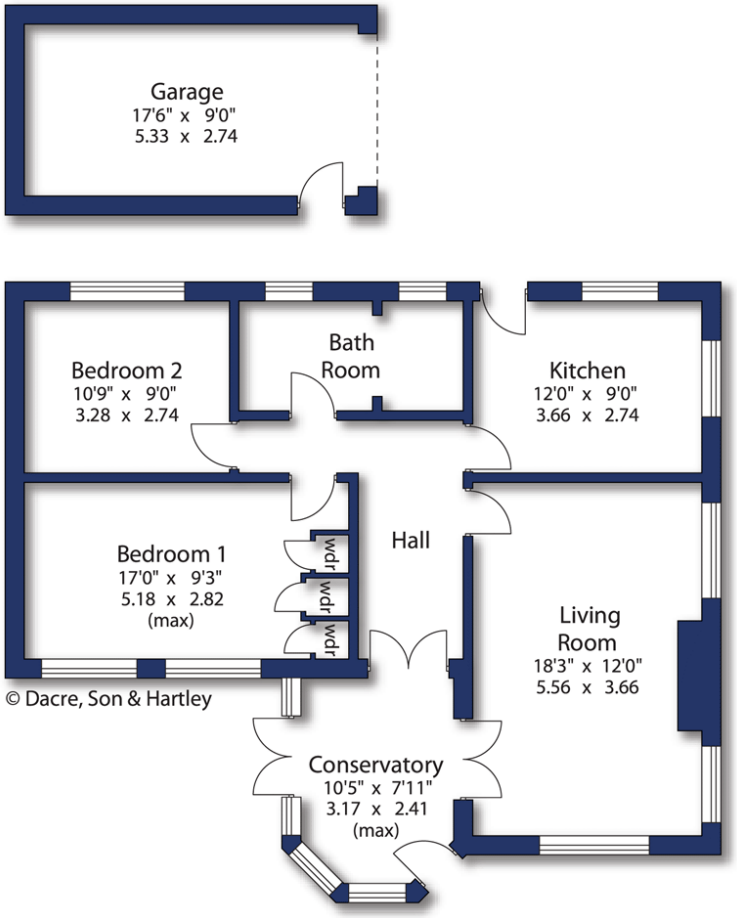
General remarks

Offered to the market chain-free, this appealing home presents an excellent opportunity for purchasers seeking a property they can modernise and tailor to their own tastes and requirements.

The accommodation is well-proportioned throughout and briefly comprises a generous lounge featuring an attractive fireplace, creating a warm and welcoming focal point to the room. To the front of the property, a delightful conservatory enjoys views over the front garden, providing a light-filled space in which to relax and enjoy the surroundings.
The kitchen is fitted with a range of solid wood units and offers excellent potential for updating and reconfiguration, subject to the necessary consents.

There are two generous double bedrooms, both offering comfortable accommodation and served by a house bathroom.
Externally, the property benefits from gardens to both the front and rear, with both gardens providing a private space ideal for relaxing. A detached garage and parking area further enhance the practicality of the home.
Whilst the property would now benefit from a programme of modernisation, it offers tremendous scope for improvement, extension or redevelopment, subject to the relevant planning permissions. The generous plot and private setting present exciting possibilities to create a larger and more contemporary home in this sought-after village location.
Combining privacy, potential and a desirable village setting, this chain-free bungalow represents an excellent opportunity for a wide range of purchasers.

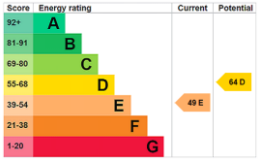
Floorplans



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Dacres Surveys
Call for a quote
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Local Authority & Council Tax Band

- North Yorkshire Council,
- Council Tax Band D

Tenure, Services & Parking

- Freehold
- Mains electric, water and drainage. Domestic heating is oil.
- Off road parking and garage

Internet & Mobile Coverage

For information on Internet and Mobile coverage access the Ofcom website from this link https://checker.ofcom.org.uk/

Flooding

For information on flood risks please use this link Check for flooding in England - GOV.UK

Agent's Notes

If any issue such as location, communications or condition of the property are of material importance to your decision to view then please discuss these priorities with us before making arrangements to view.

Buyer Anti Money Laundering Checks

We are required by HMRC to undertake Anti Money Laundering checks for all buyers to the contract. These checks are carried out through iamproperty who will make a charge of £34.20 inclusive of VAT per buyer. We will also need to see proof of funding. We cannot mark a property Sold Subject to Contract until the checks have been satisfactorily completed.

Referral Fees

Where we refer a seller/s or a purchaser/s to any of the following providers (and you are welcome to use an alternative), we reserve the right to claim a reasonable commission in respect of such services which will be charged to the third party provider:- Conveyancing Provider to deal with the transfer of title and Surveyor Services. In either instance the fee/commission will not exceed £450 per case. In respect of referrals to Mortgage Advice Bureau the average fee will be approximately £450 but may vary and is case specific. Any such commission does not affect our prices to you but may result in the third party provider's prices being higher than it may otherwise be.

Dacres Ref: RIP260116

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