

# HUNTERS®

HERE TO GET *you* THERE

**West Garth, Carleton**

**Price £445,000**

**Property Images**

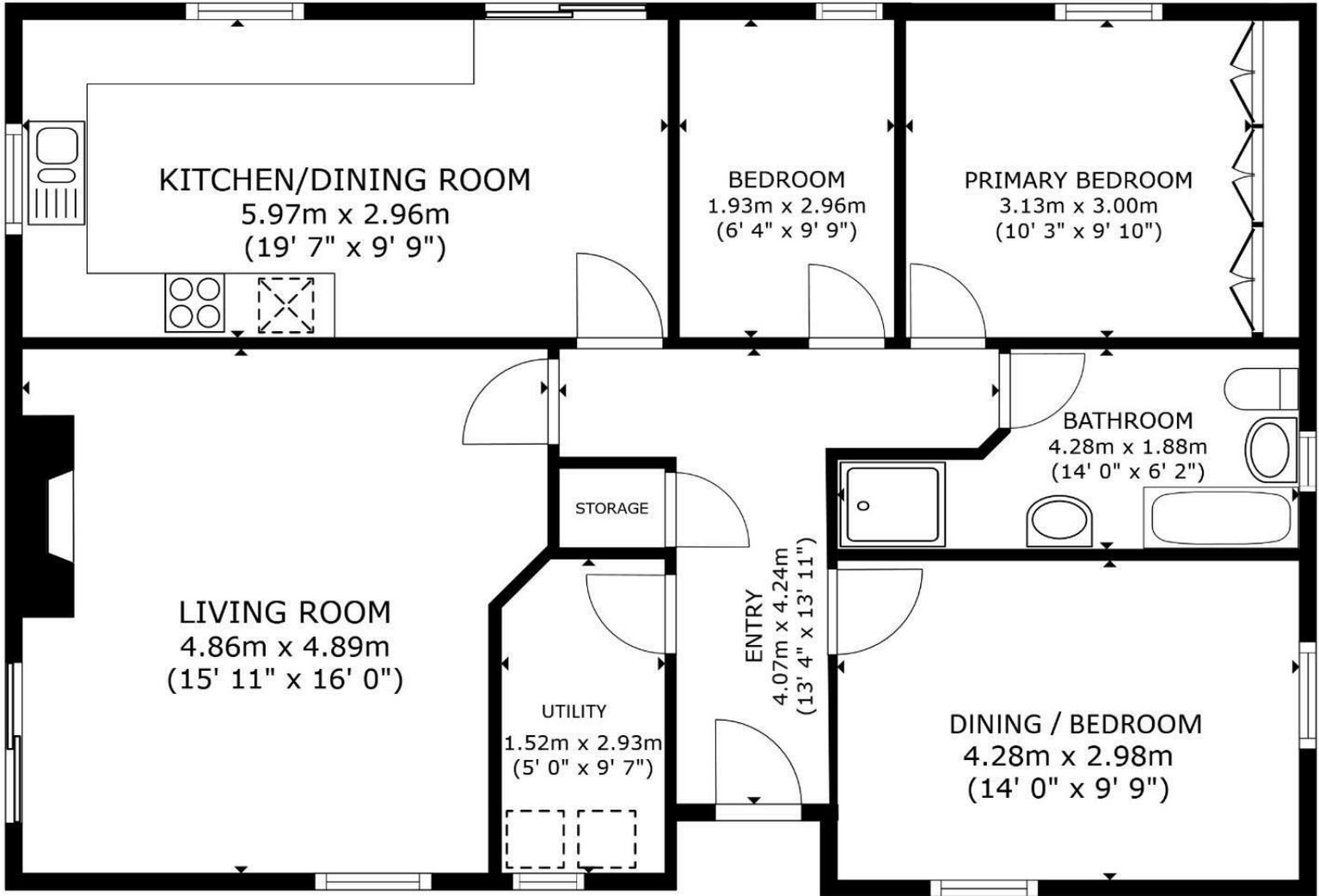


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## Property Images





FLOOR PLAN

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>		<b>75</b>
(55-68) <b>D</b>	<b>65</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
EU Directive 2002/91/EC		
England & Wales		



Located in a tranquil setting, West Garth is a charming detached bungalow presenting an excellent opportunity for those seeking a peaceful retreat.

Built between 1980 and 1989, the property boasts three well-proportioned bedrooms, two of which are generous doubles, making it ideal for families or those wishing to accommodate guests.

With pleasant gardens, garage and parking, the property has excellent facilities.

Situated on the edge of the sought-after village of Carleton, this bungalow is chain-free, making it an appealing choice for prospective buyers. With its serene location backing onto picturesque pasture land, this property is not to be missed.

Upon entering, you are greeted by a welcoming reception hall that leads to a versatile laundry room and a dining room that can also serve as a second bedroom.

The spacious living room is a highlight of the home, featuring patio doors that open directly onto the beautifully maintained gardens, allowing for an abundance of natural light and a seamless connection to the outdoors. The breakfast-kitchen is equally inviting, equipped with a range of fitted cupboards and integrated appliances, and also benefits from patio doors that provide access to al-fresco dining areas, and the garden.

The house bathroom conveniently serves the two additional bedrooms located at the rear of the property, while the principal bedroom is enhanced by fitted furniture, offering both style and practicality.

Outside, the attractive and well-stocked garden creates a private and sunny oasis, perfect for relaxation and entertaining. The property further benefits from a single garage and ample parking, space for up to 2 vehicles on the driveway, ensuring convenience for residents and visitors alike.

#### Buyer & Seller Anti Money Laundering Checks

We are required by HMRC to undertake Anti Money Laundering checks for all buyers and sellers to the contract. These checks are carried out through SmartSearch, and we make a charge of £30.00 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.

#### On-Line-Bullet-Points

- A detached bungalow • Village location • Backing onto fields • Handy for village store, school, park and pub • Garage and parking • Pleasant gardens • 5 Minutes to Skipton or Cononley train stations • 30 minute walk into town • Large boarded loft space • NO FORWARD CHAIN