

CARVERS

SALES & LETTINGS

Moor Road

Melsonby, Richmond, DL10 5PA

Price £400,000

House - Semi-Detached

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NEW BUILD FAMILY HOME - Situated on an exclusive, low number development of fantastic brand new homes in Melsonby is this impressive semi detached home. Set back from the road in an imposing manner the property offers an welcoming hallway, stunning fully fitted kitchen leading through to a cost living room with log burner and French doors. Finished the ground floor is a handy utility/WC area ideal for family living. To the first floor is a spacious landing area leading to a main bedroom with en-suite shower room, two further good-sized bedrooms and a well appointed house bathroom. Externally the property holds off street parking and an above average sized garage. Immaculately finished throughout and with some options left up to the buyer, this is the perfect opportunity to purchase your ideal family home. EPC rating A, North Yorkshire Council tax band A.









- BRAND NEW BUILD
- Village Location
- Two Bathrooms
- Good Sized Garden
- Exclusive Development
- Three Bedrooms
- Garage and Parking
- Air Sourced Heating and Solar Panels



General Information

Tenure: Freehold
Services: Air sourced central heating, mains electric, water and drainage.
Double glazing
Local Authority: North Yorkshire Council (Tax Banding TBC)

Buyer Identification Checks

Should a purchaser(s) have an offer accepted on a property marketed by Carver Residential they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your identity, this is not a credit check and will have no effect on credit history. The cost of these checks is £36 inc. VAT per buyer, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.

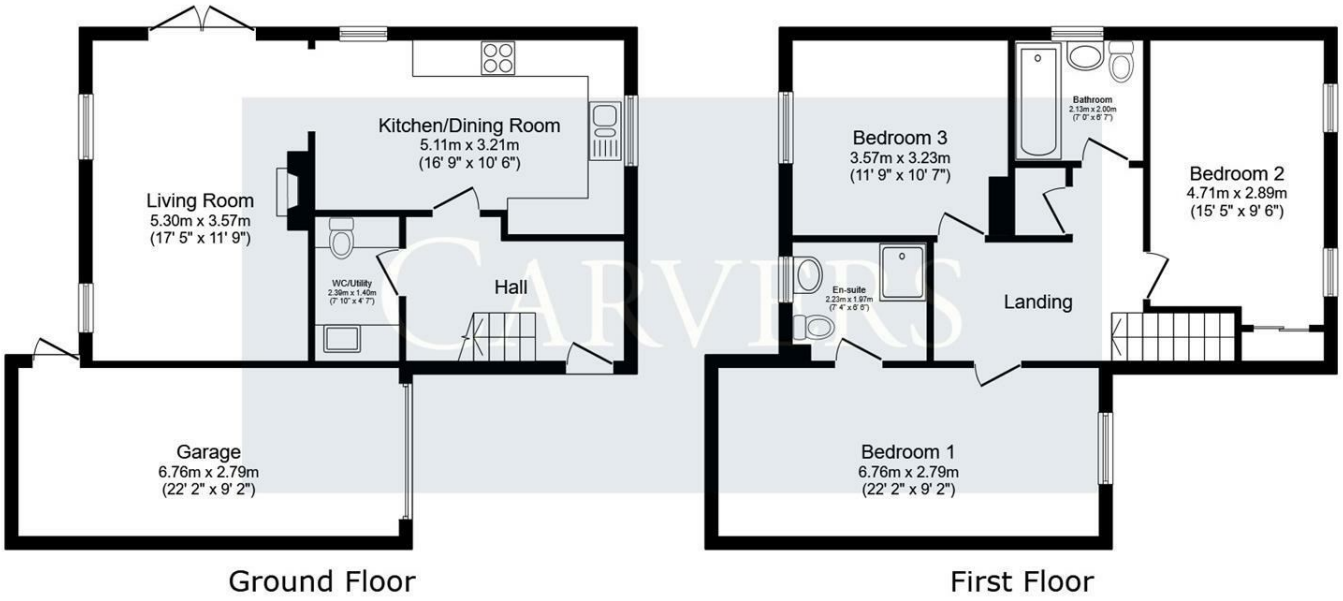
Property Size Reference

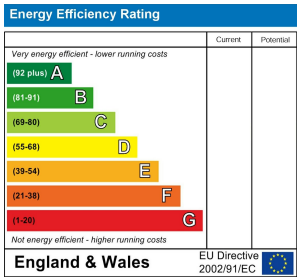
Please note the property size is taken from the Energy Performance Certificate and may not take into account all rooms from the floorplan (due to unheated space not being calculated e.g. this may potentially exclude a conservatory and/or garage)











Property size taken from EPC sq ft

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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