



CARVERS
SALES & LETTINGS

Castlefields Close
Richmond, DL10 4US
Price £550,000

House - Detached



PRICED TO SELL, PRICE REDUCED. This stunning detached family home is sure to impress even the most discerning buyer. Modern and spacious with four bedrooms this wonderful home is situated on the very edge of Richmond with open views to the front and easy access to the surrounding countryside. Internal accommodation consists of a welcoming entrance hallway leading to a spacious, separate living room and a family-friendly kitchen dining area. Also to the ground floor are a useful ground floor WC and utility room. The first floor holds an impressive main bedroom with ensuite shower room, a further three bedrooms and a well-finished house bathroom. Externally the property offers ample brick paved off street parking leading to a private rear garden with lawn and patio area. Gas central heating, UPVC double glazing and a high level of finish is present throughout, as expected. EPC rating B, North Yorkshire Council tax band F.



- Detached Family Home
- Edge of Town Location
- Spacious Lounge
- Ample Parking
- Wonderful Condition
- Four Bedrooms
- Kitchen Dining Room
- Ready to Love

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.

General Information

Tenure: Freehold

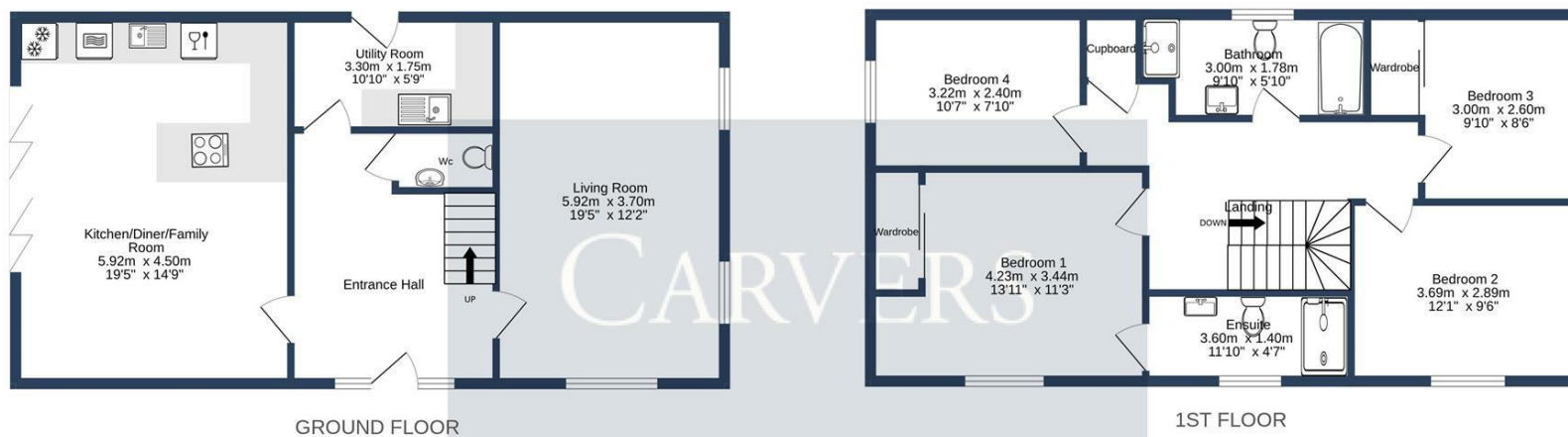
Services: UPVC double, gas central heating, mains electric, gas, water and drainage.

Local Authority: North Yorkshire County Council (Tax Banding F)

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 & garage)





CASTLEFIELDS CLOSE, RICHMOND. DL10 4US.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B	85	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Property size taken from EPC
1517.00 sq ft

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