



CARVERS
SALES & LETTINGS

Hallgarth Court
Newsham, Richmond, DL11 7RN
Offers in the region of £225,000

Cottage



This charming two-bedroom end-terrace home comes to market CHAIN FREE in the lovely village on Newsham, just a short distance from the ever-popular market town of Richmond. Located on a modern, private development the property is the ideal purchase for a wide range of buyers, either as owner occupier or as a rental/holiday home opportunity. Internal accommodation consists of a welcoming entrance hall, kitchen, ground floor WC and a spacious living room with access to the rear garden. The first floor holds two double bedrooms and a house bathroom with modern mains water shower. Externally the property offers an allocated parking space and a private, enclosed low maintenance rear garden. Finished well, the property boasts double glazing and gas central heating, as expected. EPC rating D, North Yorkshire Council tax band B.



- Popular Village Location
- Two Double Bedrooms
- Ground Floor WC
- Double Glazing
- End Terrace Home
- Spacious Living Room
- Private Rear Garden
- Ideal Investment Opportunity

GENERAL INFORMATION

Tenure: Freehold

Services: Gas LPG central heating, mains electric, water and drainage.

Double glazing

Local Authority: North Yorkshire Council (Tax Banding B)

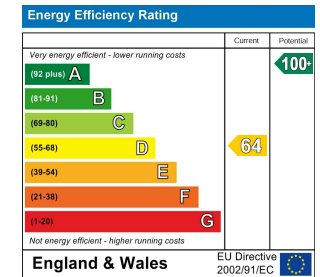
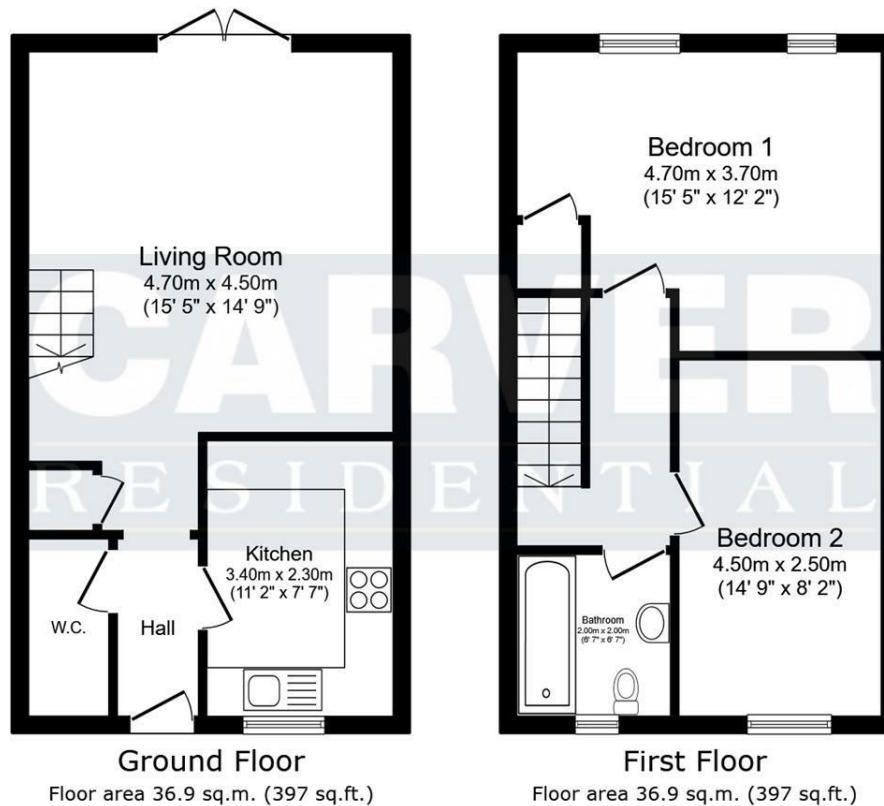
Buyers Identification Checks

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
828.00 sq ft

Total floor area: 73.8 sq.m. (794 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

Searching 1,000s of mortgages
Access to 12,000+ products from 90+ lenders across the UK.
Call: 01325 370341 Visit: Any of our offices
Web: mortgageadvicebureau.com/carvers

Your home may be repossessed if you do not keep up repayments on your mortgage.
There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances.
The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as statements or representations of fact and any intending purchaser must satisfy themselves by inspection or otherwise to the correctness of each of the statements contained in these particulars. The vendor does not make or give, and neither Carvers nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.