

CARVERS

SALES & LETTINGS

St. James Close

Melsonby, Richmond, DL10 5PQ

Price £180,000

House - Semi-Detached

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Looking for a village home that's ready to perfect? Look no further. This wonderful semi-detached home in the village of Melsonby comes to market part renovated as an unfinished project, giving buyers the chance to create and craft their own village idyll. Located not far from the market town of Richmond, Darlington and close to commuter networks Melsonby is also perfectly situated close to countryside walks. Internal accommodation consists of an entrance hallway, living room/diner, refurbished kitchen, conservatory and utility room to the ground floor. The first floor holds a refitted shower room and two double bedrooms. Off street parking is provided via a pretty brick paved driveway leading to a single garage with lawned gardens front and rear. With UPVC double glazing and bottled gas central heating, a refitted bathroom and kitchen the property is mostly finished with decorating and flooring still to do. EPC rating E, North Yorkshire Council Tax band B.









- Village Location
- Partly Renovated
- Two Reception Rooms
- Gardens Front and Rear
- Unfinished Project
- Two Bedrooms
- Garage and Brick Paved Driveway



General Information

Tenure: Freehold
Services: Bottled gas central heating, mains electric, water and drainage.
Local Authority: North Yorkshire Council (Tax Banding B)

Buyer Identification Check

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

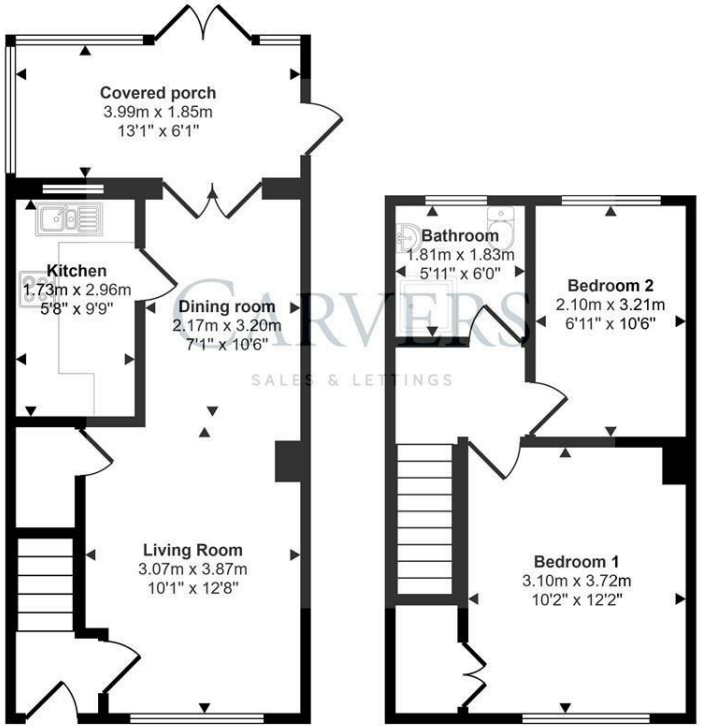
Please note the property size is taken from the Energy Performance Certificate and may not take into account all rooms from the floorplan (due to unheated space not being calculated e.g. this may potentially exclude a conservatory and/or garage)







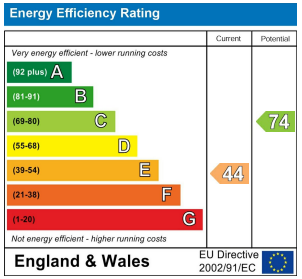
Approx Gross Internal Area
66 sq m / 710 sq ft



Ground Floor
Approx 37 sq m / 397 sq ft

First Floor
Approx 29 sq m / 313 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Property size taken from EPC
635.00 sq ft



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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.

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