



CARVERS
SALES & LETTINGS

Cedar Grove
Barton, Richmond, DL10 6JP
Offers in the region of £250,000

House - Semi-Detached



Deceptively spacious and ready to craft into your perfect family home is this three-bedroom semi-detached home in Barton. Located on a quiet cul-de-sac not far from the village shop and primary school, this property is ideally situated for quiet village life. This home's huge windows allow light and air to flood in giving the interior an airy and spacious feel with plenty of scope to make it your own. Internal accommodation consists of an entrance hallway leading to an impressive living room, recently refitted kitchen and wonderful conservatory. The first floor holds a lovely main bedroom with a unique balcony area, two further bedrooms and a house bathroom. Externally the property offers front and rear gardens, off street parking and an integrated single garage. UPVC double glazing and all main utilities are present also. EPC rating TBC, North Yorkshire Council Tax band C.



- Three Bedrooms
- Balcony With Views
- Ready to Personalise
- Off Street Parking and Garage
- Extended Ground Floor
- Two Reception Rooms
- Easy-Maintenance Gardens

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

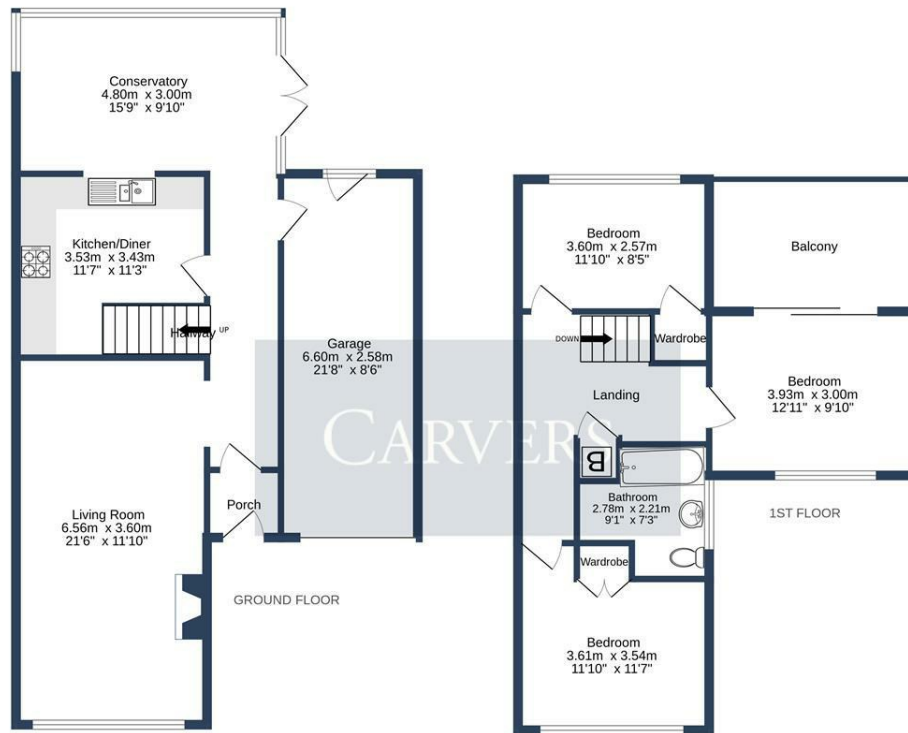
Services: Gas central heating, mains electric, water and drainage.

Local Authority: North Yorkshire County Council (Tax band C)

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)





CEDAR GROVE, BARTON, DL10 6JP.

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		
(81-91) B		
(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
sq ft

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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.