



CARVERS
SALES & LETTINGS

Moor Road
Melsonby, Richmond, DL10 5PA
Price £400,000

House - Semi-Detached



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 TBC, North Yorkshire Council tax band TBC.



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

General Information

Tenure: Freehold

Services: Air sourced central heating, mains electric, water and drainage.

Double glazing

Local Authority: North Yorkshire Council (Tax Banding TBC)

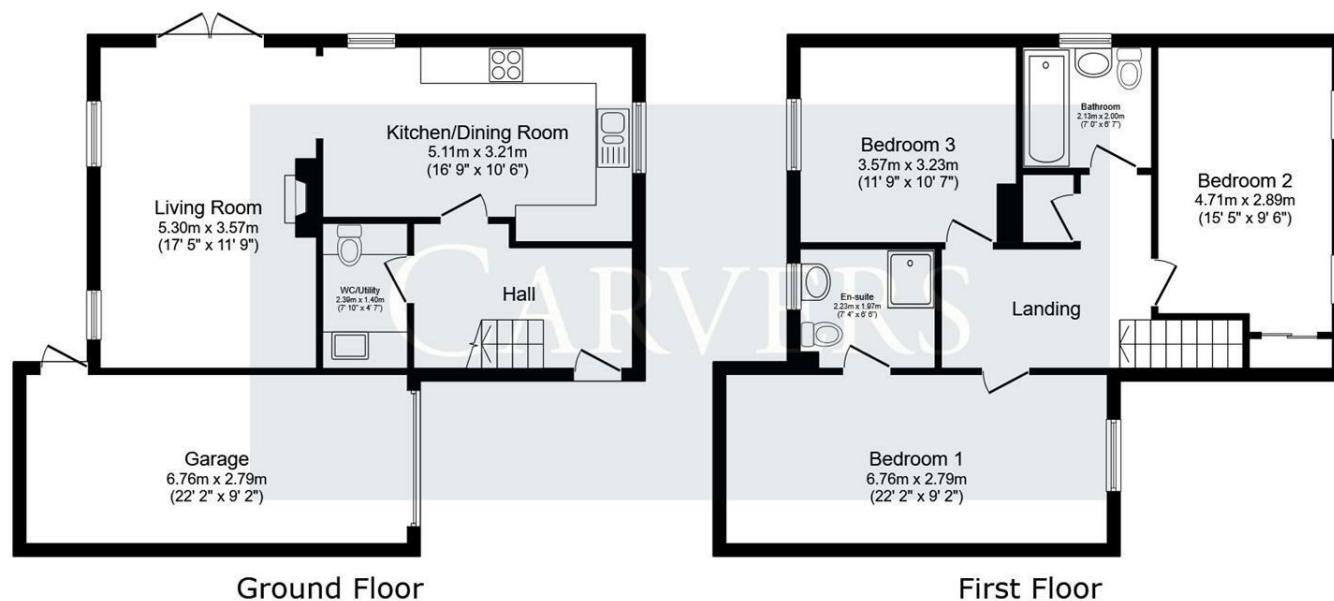
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Property Size Reference

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)





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

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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