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St. John's Park
Aldbrough St. John, Richmond, DL11 7TW
Price £375,000

Bungalow - Detached
3 Bedroom/s
1 Bathroom/s

Offered CHAIN FREE, this wonderful detached bungalow must be seen to be appreciated. Situated in the popular village of Aldbrough St. John, within a cul-de-sac of similar properties, this is the ideal opportunity to create the fantastic rural bungalow of your dreams. Internal accommodation consists of an entrance hallway, impressive living room, sun room, kitchen, three good sized bedrooms and a house bathroom. Externally the property sits on a very generous plot with garden on three sides the property offers ample off street parking with a huge extended garage. In need of some light modernisation the spacious home could be the ideal village bungalow. EPC rating E, North Yorkshire County council tax band D.





- CHAIN FREE
- Very Generous Plot
- Two Reception Rooms
- Village Location
- Detached Bungalow
- Three Bedrooms
- Extended Garage with Utility Area

General Information

Tenure: Freehold

Services: Mains electric, water and drainage.

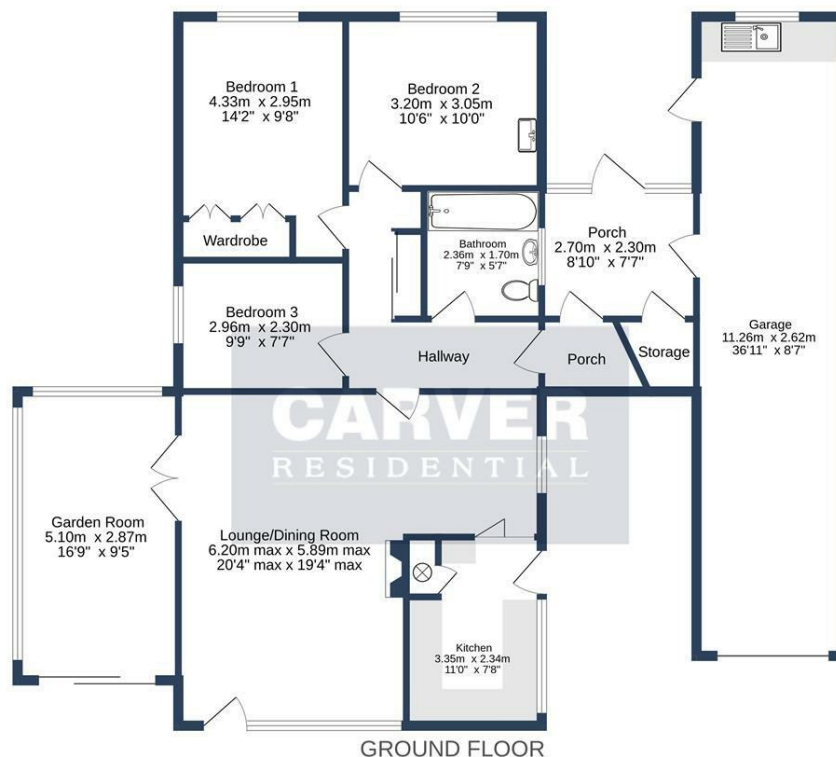
Local Authority: North Yorkshire Council (Tax Banding D)

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)



ST JOHNS PARK, ALBROUGH ST JOHN, DL11 7TW.

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 operation 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		67
(39-54) E	52	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Property Size from EPC
1011.00 sq ft

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MAB 6202



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