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SALES & LETTINGS

Waterfall Terrace
Barton, Richmond, DL10 6LZ
Price £185,000

House - Terraced



This period terraced property on the outskirts of Barton must be seen to be appreciated, with planning approval already in place for further extension. Located in a historic row of identical terraced homes and offering period features, a good deal of space and countryside outlooks this property is the perfect family home. Internal accommodation consists of an entrance hallway, living room with a wonderful open fire, roomy modern kitchen and a further study/playroom to the rear of the ground floor. The first floor holds three well sized bedrooms and a recently refurbished bathroom. Externally the property offers a paved rear garden and a spacious lawned front garden. With a good level of finish and period features throughout the property is ready to love. EPC rating E, North Yorkshire Council tax band C.



- Deceptively Spacious
- Three Bedrooms
- Period Features Throughout
- Recently Refitted Bathroom
- Planning Approved for Loft and Rear Extension
- Period Property
- Roomy Breakfast Kitchen
- Viewing advised
- Gardens Front and Rear

General Information

Tenure: Freehold

Services: Oil central heating, mains electric and water.

Local Authority: North Yorkshire Council tax band C.

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.

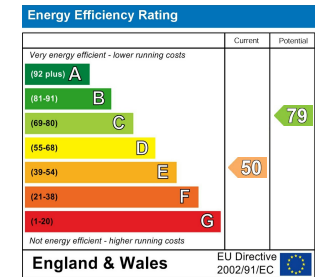
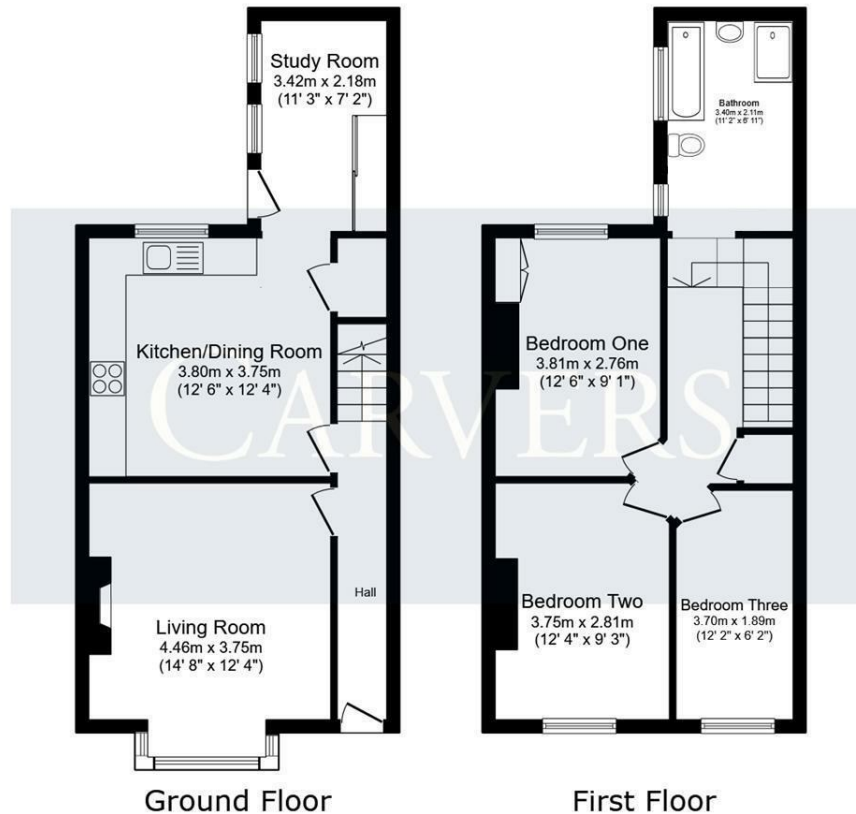
Property Size Reference

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)

Planning Approval

Planning has been approved already for a loft and rear extension at this property. Details can be found via the North Yorkshire Council planning portal, reference number ZD25/00728/FULL.





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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