



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)



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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The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.







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