



# CARVERS

SALES & LETTINGS

Aldbrough St. John, Richmond, DL11 7TA

Price £285,000

House - Terraced



Offered CHAIN FREE is this wonderful period home in Aldbrough St John. Located a short distance from the market town of Richmond this property sits close to the village centre conservation area and lies hidden down a private driveway. Whilst the decor may look in need of updating the current owner has fitted a brand new gas boiler just prior to coming to market, making this home a fantastic prospect. Internal accommodation, over three floors, consists of an entrance hallway, spacious lounge and kitchen breakfast room to the ground floor. The first floor holds an impressive main bedroom and a shower room whilst the second floor holds two further bedrooms. Externally the property holds a west facing patio with a generous garden as well as two brick storage sheds. UPVC double glazing is present throughout as well as LPG gas central heating. EPC rating G (prior to boiler replacement, and North Yorkshire Council rating C.



- CHAIN FREE
- Three Bedrooms
- Kitchen Breakfast Room
- New Boiler 2026
- Period Stone Built Home
- Spacious Lounge
- Large Rear Garden

#### Buyers 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: Double glazing, gas LPG central heating, mains electric, water and drainage.

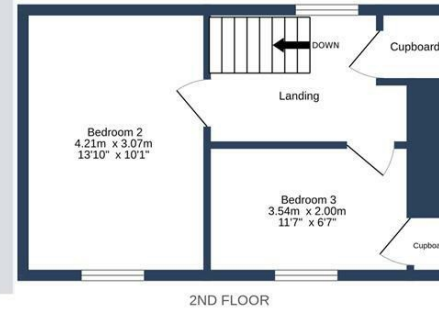
Local Authority: North Yorkshire County Council (Tax Banding C)

Driveway and parking not owned by Fox Cottage.

#### 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)





FOX COTTAGE, ALDBROUGH ST JOHN. DL11 7TA.

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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		<b>68</b>
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>	<b>14</b>	
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC

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