



CARVERS
SALES & LETTINGS

Gilling Road
Richmond, DL10 5AA
Price £260,000

House - Terraced



This three bedroom mid-terrace property in central Richmond must be seen to be appreciated. Located on popular Gilling Road the property has been lovingly updated and modernised by its current owner to create a fantastic home packed with character. Internal accommodation consists of an entrance hallway, separate living room and kitchen dining room to the ground floor. The first floor holds two double bedrooms and a single bedroom as well as a house bathroom. Externally the property holds front and rear gardens as well as a detached single garage. Decorated well throughout and in a popular spot, the property is sure to attract attention. EPC rating C, North Yorkshire council tax band C.



- Period Terraced Property
- Good-Sized Lounge
- Front and Rear Gardens
- Good Condition Throughout
- Three Bedrooms
- Kitchen Dining Room
- Detached Garage

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

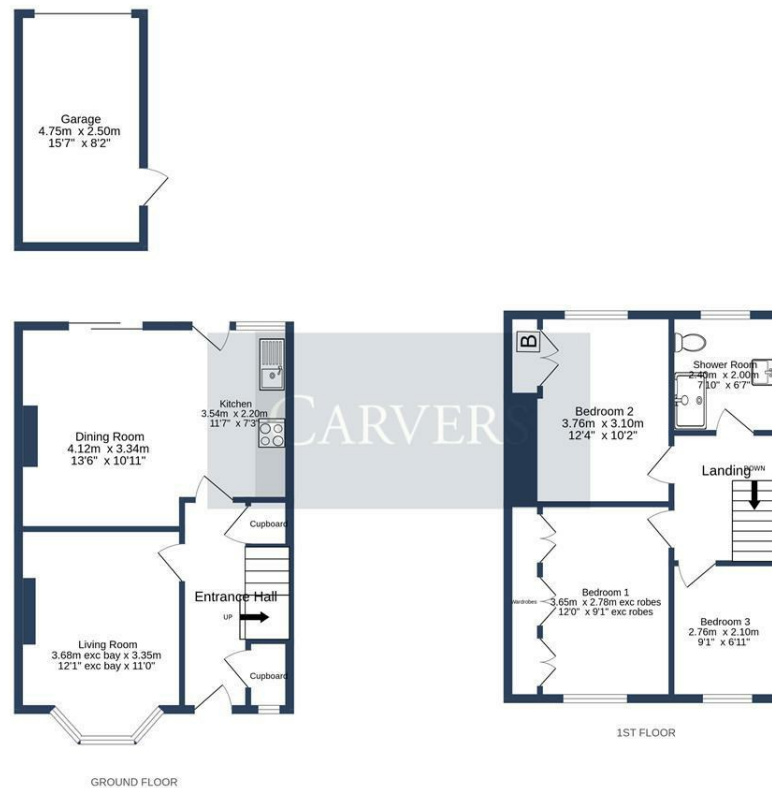
Services: Double glazing, gas central heating, mains electric, water and drainage.

Local Authority: North Yorkshire County Council (Tax Banding 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)





GILLING ROAD, RICHMOND. DL10 5AA.

While 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) 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	71	80
	EU Directive 2002/91/EC	

Property size taken from EPC
958.00 sq ft

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