

CARVERS

SALES & LETTINGS

The Green

Melsonby, Richmond, DL10 5NE

Price £195,000

House - Semi-Detached

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Offered CHAIN FREE is this delightful two-bedroom semi-detached village home. Located on Melsonby's village green, the property sits handily in the middle of a quiet rural location. Modern in build and finish, the property consists of a living room, kitchen/breakfast room with fitted appliances and space for table and chairs, and finally a ground floor WC with two double bedrooms and a shower room with recently installed dual-width shower cubicle to the first floor along with storage on the landing. Externally, the property holds a paved, private south-facing courtyard garden with side access, together with an allocated parking space. Double glazing and under floor heating is present throughout for comfort and the property has been meticulously maintained meaning it really is ready to love. EPC rating C, North Yorkshire Council tax band C.









- CHAIN FREE
- Modern build and finish
- Ground floor WC
- South facing courtyard garden
- Two double bedroom semi-detached house
- Oil central heating with EPC rating C
- Village location - centrally located near church and pub
- Allocated parking space

GENERAL INFORMATION

Tenure: Freehold
Services: Oil central heating, mains electric, water and drainage.
Double glazing
Local Authority: North Yorkshire Council (Tax Banding 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

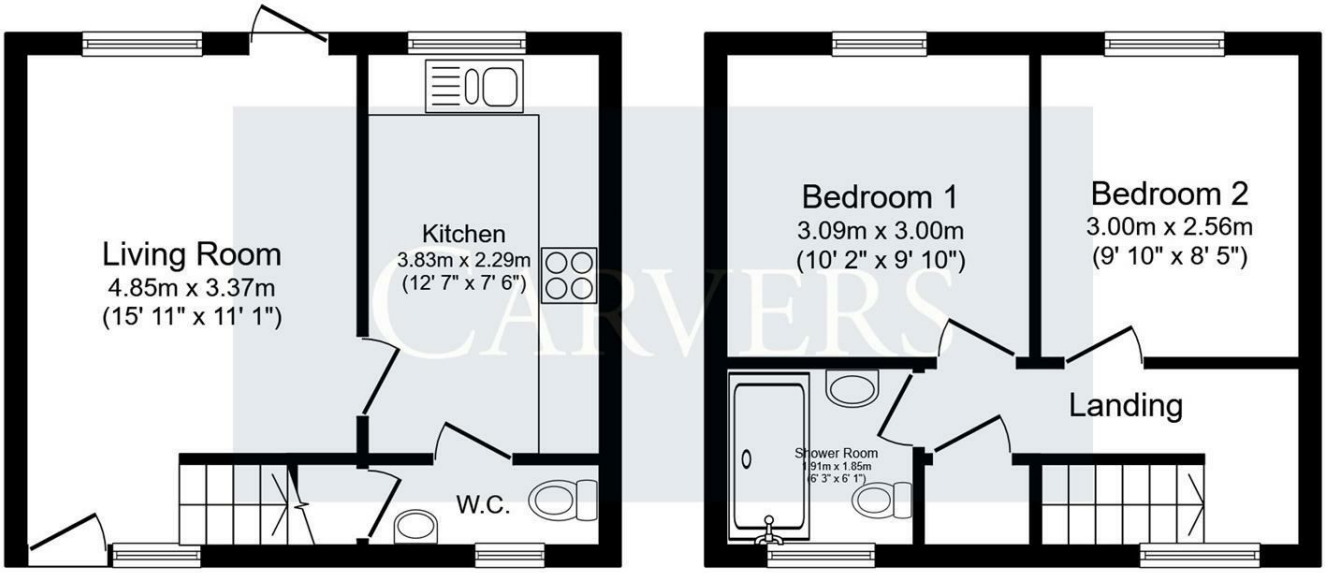
Please note the property size is taken from the Energy Performance Certificate and may not take into account all rooms from the floorplan (due to unheated space not being calculated e.g. this may potentially exclude a conservatory and/or garage)

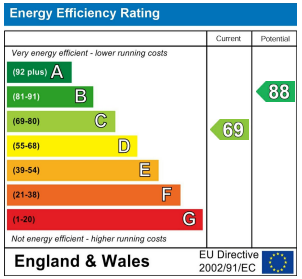












Property size taken from EPC
559.00 sq ft

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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