



# CARVERS

SALES & LETTINGS

Moor Road

Melsonby, Richmond, DL10 5PE

Price £210,000

House - Semi-Detached

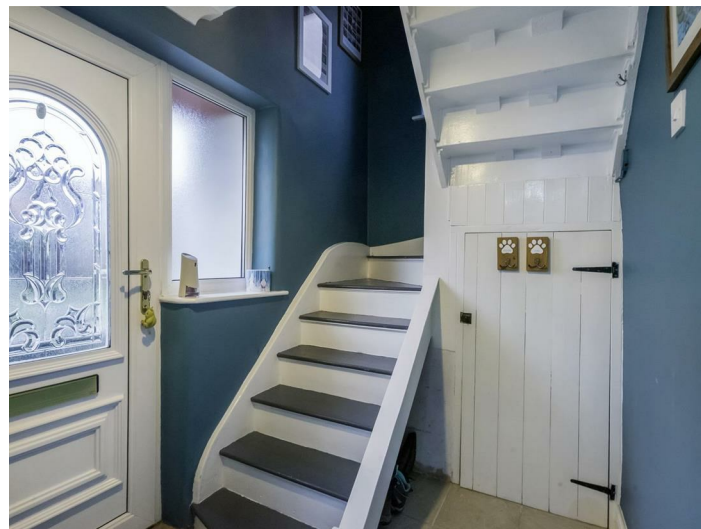


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2

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This Wonderful three bedroom semi-detached home in the village of Melsonby must be seen to be appreciated. Sitting on Moor Road the property offers easy access to surrounding areas and commuter routes whilst still being withing walking distance of the village centre with its green, pub and primary school. Internal accommodation consists of an entrance hallway, dining room, living room with pretty mixed fuel fire and fireplace and kitchen to the ground floor. The first floor holds three good sized bedrooms and a family bathroom. Externally the property holds off street parking for two cars and a spacious rear garden with huge potential. Oil central heating is present as expected as well as UPVC double glazing and a good level of decor and finish. EPC rating D, North Yorkshire County Council tax band B.



- Village Location
- Three Bedrooms
- One Bathroom
- Off Street Parking
- Semi-Detached House
- Two Reception Rooms
- Large Rear Garden

### 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

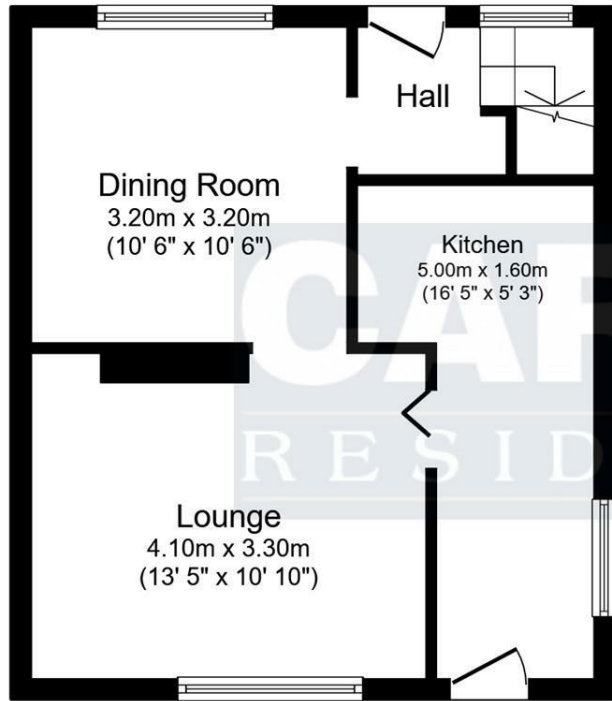
Services: Oil central heating, mains electric, water and drainage.

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

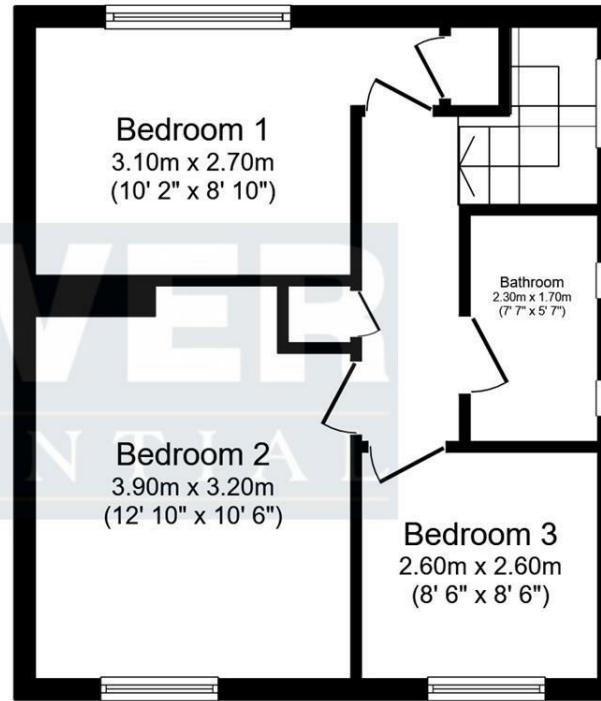
### Property Size Reference

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)





Ground Floor



First Floor

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>83</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>64</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Property size taken from EPC  
796.50 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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Your home may be repossessed if you do not keep up repayments on your mortgage.  
There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances.  
The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

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