



**CARVERS**  
SALES & LETTINGS

Richmond Road  
Skeeby, DL10 5DS  
Price £295,000

House - Semi-Detached



This fantastic new build property, on Richmond Road, Skeebby, is ready for its first owner to love. 40b is the left hand of two brand new semi detached homes offering space and comfort in abundance. Skeebby sits just a short distance from the historic market town of Richmond and a short distance from the A1(M) allowing access further afield easily. The property consists of an ultra modern layout with an open ground floor offering kitchen, dining and relaxing area combined, with a ground floor WC also. The first floor holds three well-sized bedrooms and a house bathroom. Externally the property offers a private garden and allocated parking for two cars in a private parking area via shared access with Registered Village Green in front. EPC rating TBC, North Yorkshire Council tax band TBC.



- Brand New Build
- Three Bedrooms
- Off Street Parking
- Village Location
- Open Plan Living Area
- Solar Panels

#### GENERAL INFORMATION

Tenure: Freehold

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

Double glazing

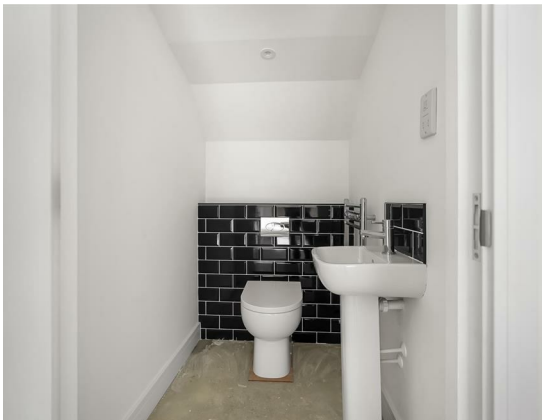
Local Authority: North Yorkshire Council (Tax Banding TBC)

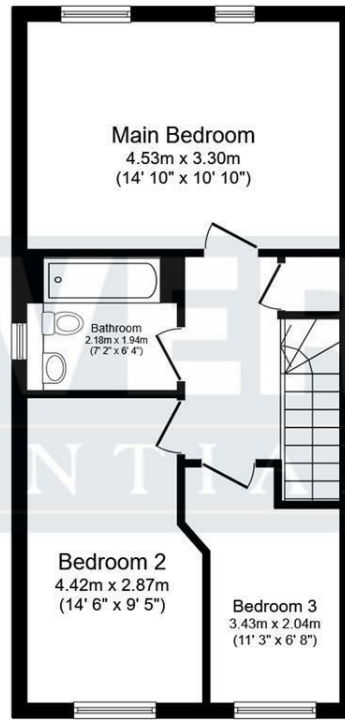
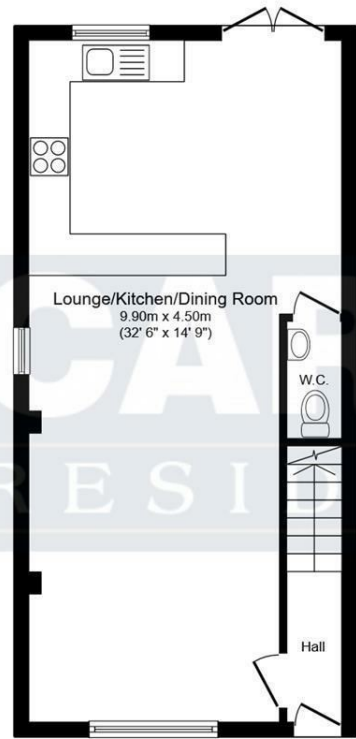
#### Buyer Identification Check

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)





**Ground Floor**  
Floor area 44.7 sq.m. (481 sq.ft.)

**First Floor**  
Floor area 44.7 sq.m. (481 sq.ft.)

**Total floor area: 89.3 sq.m. (962 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

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>		
(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  
0.00 sq ft

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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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