



# CARVERS

SALES & LETTINGS

Green Howards Drive

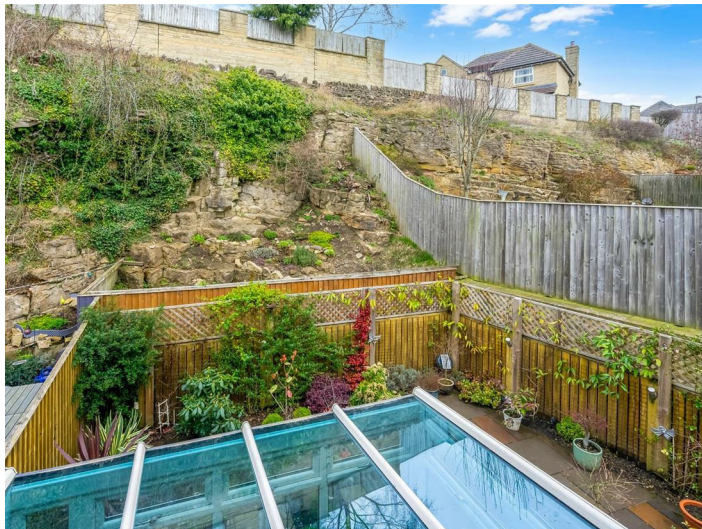
Richmond, DL10 4NT

Price £350,000

House - End Terrace



Offered CHAIN FREE is this townhouse in central Richmond. With accommodation over three floors the property is spacious and modern, making this the ideal property to purchase and enjoy straight away. Internal accommodation consists of an entrance hallway, kitchen diner with integrated appliances, conservatory with under floor heating, utility room, large storage room and WC to the ground floor. The first floor holds a spacious living room with stunning south facing balcony, main bedroom and en-suite shower room with the second floor holding a further two bedrooms and bathroom. Externally the property holds a small integral garage, ample off street parking offering three spaces via a pretty brick paved driveway and an easy maintenance paved rear garden. Offering the perfect opportunity to create a wonderful family home, this property must be seen to be appreciated. UPVC double glazing and gas central heating is present throughout, as expected, with solar panels offering a fee-in tariff of £350+ per annum and electric car charging point. EPC rating B, North Yorkshire Council tax band D.



- CHAIN FREE
- Three Storey Accomodation
- Kitchen Diner
- Conservatory
- Modern Semi-Detached Property
- Three Bedrooms
- First Floor Lounge

### 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

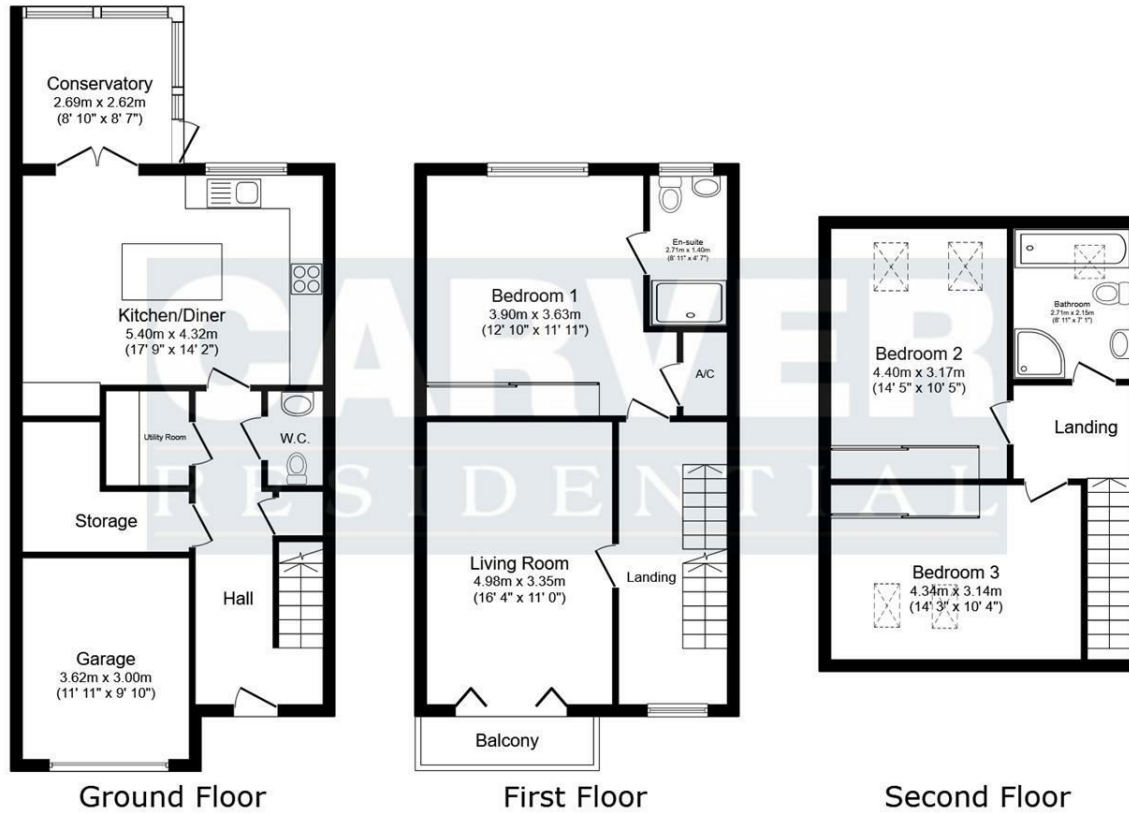
Services: Double glazing, gas central heating, mains electric, water and drainage.

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

### 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)





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	91	92
(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

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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 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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