



**CARVERS**  
SALES & LETTINGS

St. Johns Park  
Aldbrough St. John, Richmond, DL11 7TW  
Price £485,000

Bungalow - Detached



This fantastically presented property in the popular village of Aldbrough St. John must be seen to be appreciated. A spacious, extended detached bungalow on a generous plot offering wonderful modern living is sure to be attractive to a wide range of buyers. Internal accommodation consists of a welcoming entrance hall leading to a well-sized living dining room with a useful study, a kitchen breakfast room, utility room with WC, three good-sized bedrooms and a house bathroom. The property holds ample off-street parking leading to a single garage with impressive front and rear lawned gardens. Finished to an exacting standard, the property has been treated to a thorough modernisation and extension with UPVC double glazing throughout. Electric central heating and solar panels are also present. EPC rating D, North Yorkshire Council tax band D.



- Detached Bungalow
- Village Location
- Extended Accommodation
- Solar Panels Generating Annual Income
- Wonderfully Finished
- Generous Plot
- Off Street Parking and 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

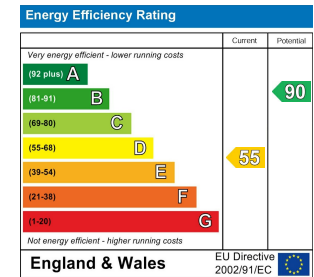
Services: Electric central heating, mains electric, water and drainage.

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)





Property size taken from EPC  
1119.00 sq ft



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