



# CARVERS

SALES & LETTINGS

Piper Hill Close

Barton, Richmond, DL10 6JA

Price £300,000

Bungalow - Detached



Offered CHAIN FREE is this wonderful detached bungalow in the village of Barton. Located within easy access of the larger towns of Darlington and Richmond, as well as main road networks and train station, the property sits in the popular village of Barton a short distance from the Yorkshire Dales and North York Moors National Parks. Finished immaculately, the internal accommodation consists of a welcoming hallway, spacious living room, dining room, conservatory and kitchen with three well-sized bedrooms (the largest with en-suite shower room and a house bathroom completing the property. Externally the property holds front and rear gardens with ample off street parking and a detached garage. Sitting within a private development of similar bungalows this is a perfect quiet bungalow in a lovely village. With masses of flexible space and ready to love this is one not to be missed! EPC rating D, North Yorkshire Council tax band D.



- CHAIN FREE
- Village Location
- 3/4 Bedrooms
- Off Street Parking and Garage
- Detached Bungalow
- 2/3 Reception Rooms including Conservatory
- 2 Bathrooms
- Excellent Condition Throughout

#### General Information

Tenure: Freehold

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

Double glazing

Local Authority: North Yorkshire Council (Tax Banding D)

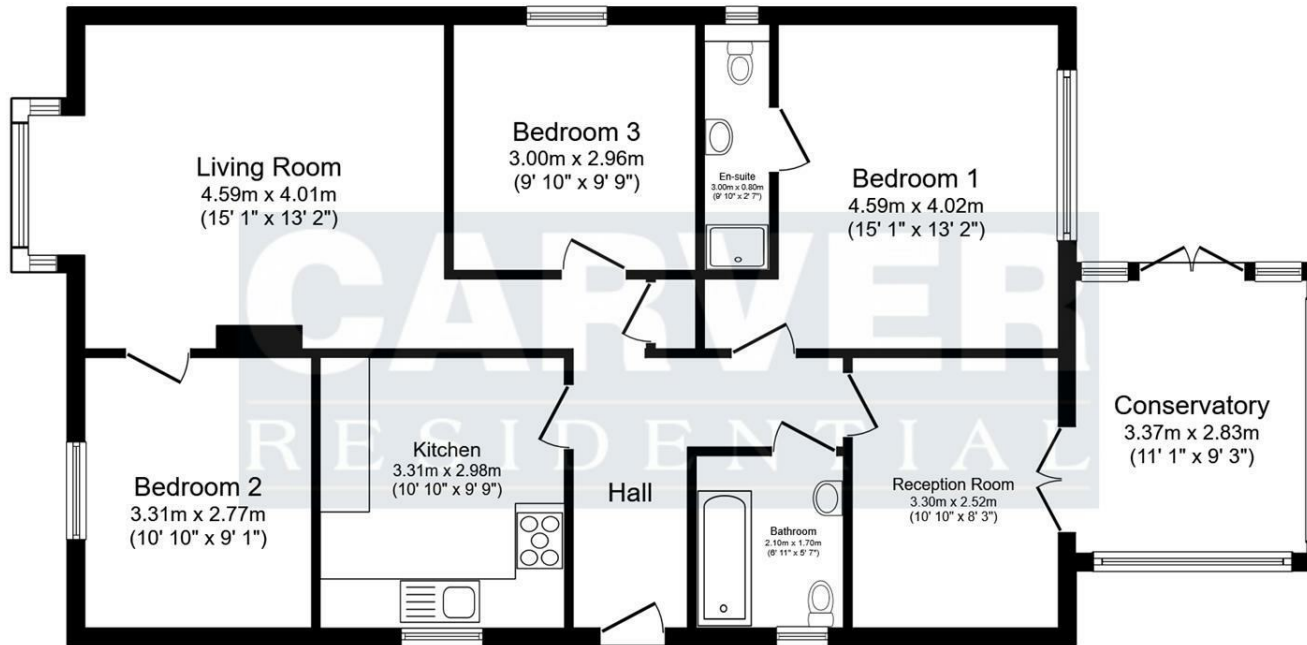
#### Buyers Identification Checks

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)





**Floor Plan**  
Floor area 98.6 sq.m. (1,061 sq.ft.)

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  
1001.00 sq ft

Total floor area: 98.6 sq.m. (1,061 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

**Searching 1,000s of mortgages**  
Access to 12,000+ products from 90+ lenders across the UK.  
Call: 01325 370341 Visit: Any of our offices  
Web: [mortgageadvicebureau.com/carvers](http://mortgageadvicebureau.com/carvers)

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.

These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as statements or representations of fact and any intending purchaser must satisfy themselves by inspection or otherwise to the correctness of each of the statements contained in these particulars. The vendor does not make or give, and neither Carvers nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.