



# CARVERS

SALES & LETTINGS

Hallgarth Court  
Newsham, DL11 7RN

House - Link Detached

-  3
-  1
-  2

This wonderfully understated link-detached property in the popular village of Newsham, North Yorkshire simply must be seen to be appreciated. Hallgarth Court itself is a modern, stone built development reminiscent of a farm yard conversion in its build, this property sitting discretely in the corner. This link-detached home offers flexible accommodation for a wide range of lifestyles with a level of finish and quality rarely seen. Internal accommodation consists of a welcoming entrance hallway featuring solid oak flooring and a half turn staircase, sumptuous living room with expansive patio doors (with remote control blinds) allowing light to flood in as well as an impressive solid fuel burning stove. A beautiful dining room with attached storage room can also be used as a ground floor bedroom with dressing area, with a ground floor bathroom featuring a fantastic freestanding bath and wall mounted inset smart TV easily modified to provide an en-suite. The kitchen breakfast room is finished wonderfully with vaulted, beamed ceiling with a useful utility room and garage completing the ground floor. Upstairs the property holds two spacious bedrooms, both with integrated storage solutions and the larger with a dedicated dressing room with a shower room completing the first floor. Externally the property offers off street parking for multiple vehicles via a gated brick paved driveway, garage and a designated parking space. Finally, the property holds a private, easy maintenance rear garden. Decorated and finished throughout to an exacting standard this property is sure to attract even the most discerning buyer. An ADT installed alarm system and double glazing is present throughout, as is LPG gas central heating. EPC rating D, North Yorkshire Council tax band E.











- Exquisitely Presented
- Flexible Accommodation Over Two Floors
- Spacious Lounge with Mixed Fuel Fire
- Wonderful Fit and Finish
- Impressive Size and Layout
- Three Double Bedrooms, Two With fitted Dressing Rooms
- Light and Airy Throughout
- Gardens, 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

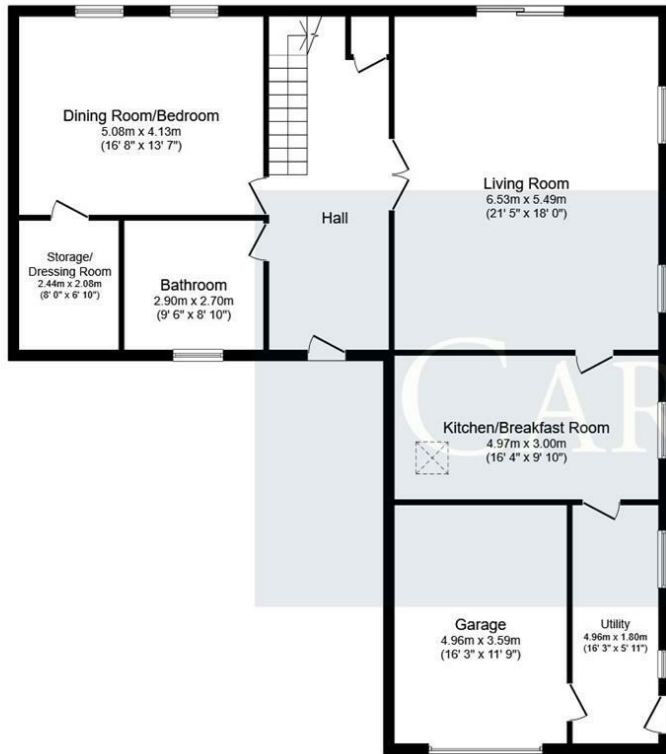
Services: Double glazing, LPG gas central heating, mains electric, water and drainage.

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

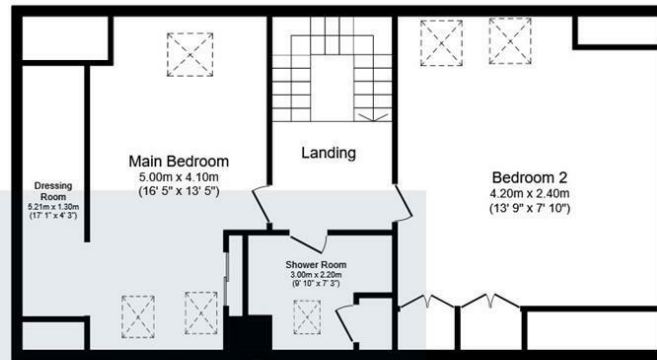
### Property Size Reference

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>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	61	69
(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 1829.00 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 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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