



CARVERS

SALES & LETTINGS

Hallgarth Court

Newsham, Richmond, DL11 7RN

Offers over £500,000

House - Terraced



This fantastic family home comes to market in the village on Newsham, North Yorkshire. Ready to love, this home offers four good sized bedrooms, three bathrooms and three reception rooms and is ideal for modern family living. Internal accommodation consists of an entrance hallway with wonderful galleried landing, full depth living room, sitting room/dining room, study, kitchen breakfast room and utility room. The first floor holds four double bedrooms (two with ensuite shower rooms and the largest with dressing room) and a house bathroom. Externally the property also holds gravelled frontage overlooking a private residents courtyard, an impressive rear garden with lawn and patio areas and a garage and two parking spaces. Finished to a lovely standard the property is ready to enjoy. EPC rating D, North Yorkshire Council Tax Band F.



- Four Bedroom Family Home
- Three Bathrooms
- Three Reception Rooms
- Spacious Garden
- Modern Finish
- Village Edge Location
- Garage and Parking

General Information

Tenure: Freehold

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

Local Authority: North Yorkshire Council (Tax Banding B)

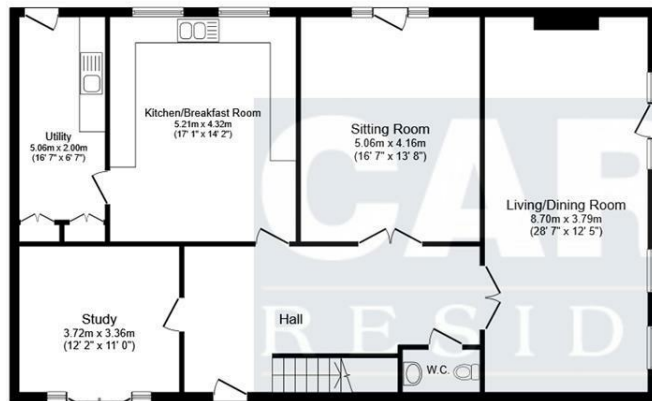
Buyer Identification Check

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

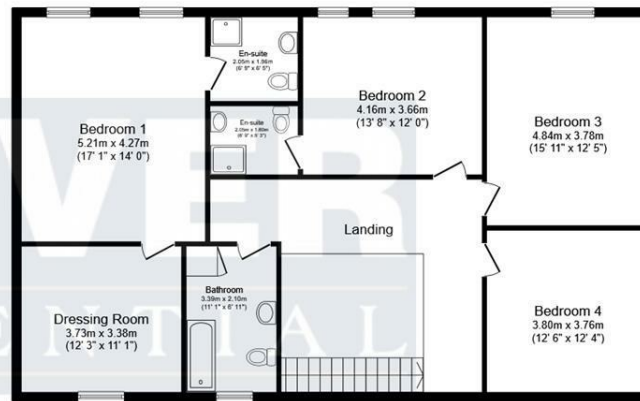
Please note the property size is taken from the Energy Performance Certificate and may not take into account all rooms from the floorplan (due to unheated space not being calculated e.g. this may potentially exclude a conservatory and/or garage)





Ground Floor

Floor area 126.8 sq.m. (1,364 sq.ft.)



First Floor

Floor area 126.7 sq.m. (1,363 sq.ft.)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Property size taken from EPC
2787.00 sq ft

Total floor area: 253.4 sq.m. (2,728 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

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 The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

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