



CARVER
RESIDENTIAL
Sales · Lettings · Property Management

Hallgarth Court
Newsham, Richmond, DL11 7RN
Offers over £500,000

House - Terraced
4 Bedroom/s
3 Bathroom/s

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 en-suite 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 parking space. 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 Reception Rooms
- Modern Finish
- Garage and Parking
- Three Bathrooms
- Spacious Garden
- Village Edge Location

General Information

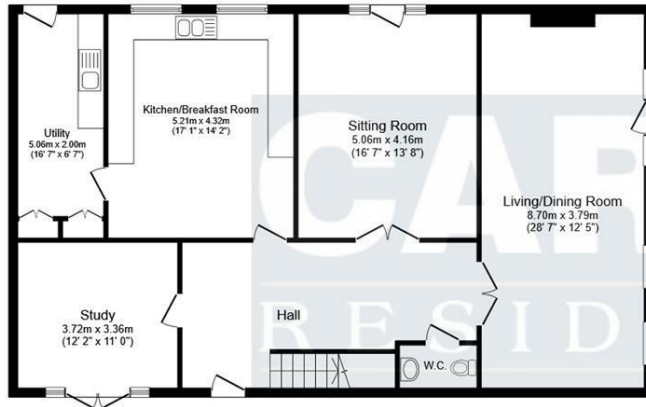
Tenure: Freehold

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

Local Authority: North Yorkshire Council (Tax Banding B)

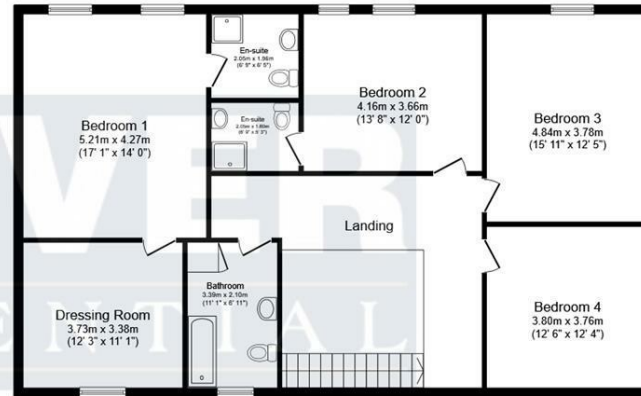
Buyer Identification Check

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.



Ground Floor

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



First Floor

Floor area 126.7 sq.m. (1,363 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

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	

We can search 1,000s of mortgages for you

It could take just 15 minutes with one of our specialist advisers:
 Call: 01325 380088. Visit: Any of our Offices. Online: www.mortgageadvicebureau.com/carver



Your home may be repossessed if you do not keep up repayments on your mortgage. There will 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

MAB 6202



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 himself 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 Nick & Gordon Carver Residential or Commercial, Nick & Gordon Carver, nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property



14 Duke Street, Darlington
 Co Durham, DL3 7AA
 01325 357807
sales@carvergroup.co.uk

63 Dalton Way, Newton Aycliffe
 Co Durham DL5 4NB
 01325 320676
aycliffe@carvergroup.co.uk

41 Market Place, Richmond
 North Yorkshire, DL10 4QL
 01748 825317
richmond@carvergroup.co.uk

219 High Street, Northallerton
 North Yorkshire DL7 8LW
 01609 777710
northallerton@carvergroup.co.uk