



**CARVERS**  
SALES & LETTINGS

Dresser Close  
Richmond, DL10 4UD  
Price £385,000

House - Terraced



Offered CHAIN FREE is this wonderful period-style property in Richmond's popular Garden Village. A prime location to reflect a prime property, this home is finished excellently throughout and offers a quality and space rarely found in central Richmond. Internal accommodation consists of an entrance hallway, spacious living room, dining room and sun room extension, breakfast kitchen with modern range of units and a ground floor WC. The first floor holds a well-sized main bedroom with en-suite shower room, two further bedrooms and a well-appointed house bathroom. Externally the property holds a private, paved rear garden for ease of enjoyment as well as a double garage offering use as a workshop and home studio/office. Off street parking for two cars is also included. Finished to a great standard and will all mains utilities, EPC rating C, North Yorkshire council tax band D.



- CHAIN FREE
- Popular Garden Village Location
- Three Bedrooms
- Two Bathrooms
- Period Style Terraced House
- Wonderful Condition Throughout
- Three Reception Rooms
- Double Garage Offering Workshop and Home Office

#### General Information

Tenure: Freehold

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

Double glazing

Local Authority: North Yorkshire Council (Tax Banding D)

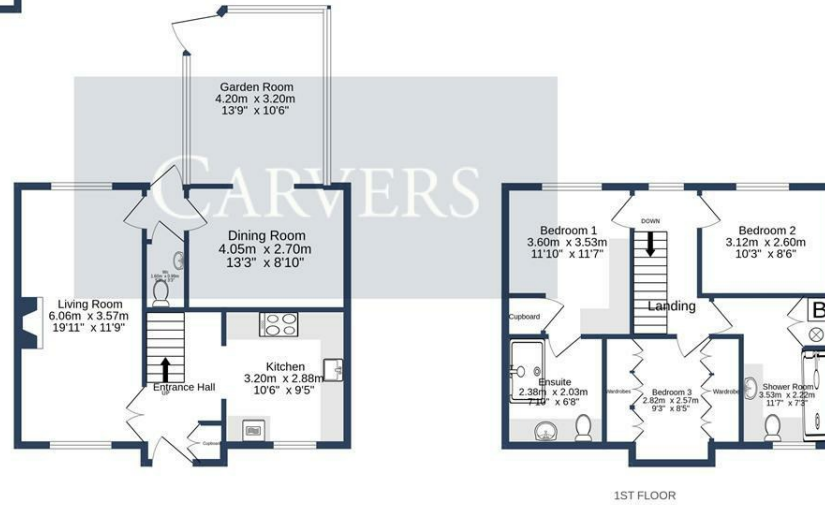
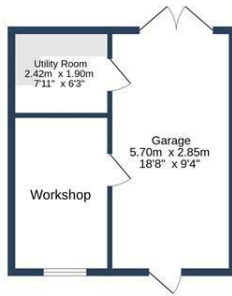
#### Buyer Identification Check

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

1ST FLOOR

DRESSER CLOSE, RICHMOND. DL10 4UD.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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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>	69	75
	EU Directive 2002/91/EC	

Property size taken from EPC  
1313.00 sq ft

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 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.

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