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The Green  
Ravensworth, Richmond, DL11 7ES  
**Price £375,000**

House - Semi-Detached  
3 Bedroom/s  
2 Bathroom/s

Perched delightfully overlooking the village green in Ravensworth, just five miles from the popular market town of Richmond, is Stoneycroft. Offering a wonderful balance of modern and period features, this three bedroom semi detached home is a fantastic opportunity. Internal accommodation consists of a welcoming hallway with a separate living room. The combined, flowing kitchen, dining room and snug area on the ground floor is finished with a utility room and separate WC. Useful internal access to the garage is also available. The first floor holds a spacious landing leading to three double bedrooms, two of these are joined by a jack-and-jill shower room. The master bedroom also gives direct access to the house bathroom. Externally the property holds a paved courtyard front garden with off street parking leading to a single garage and a lawned rear garden offering views over the surrounding countryside. With UPVC double glazing, solar panels and a good level of decor throughout the property has been modernised but still retains its cottage charm. EPC rating E, Yorkshire County Council tax band D.





- Wonderful Views of the Green and Surrounding Countryside
- Modernised Interior
- Solar Panels
- Two Reception Rooms
- Village Location
- Large Rear Garden and Front Courtyard
- Three Bedrooms

#### **GENERAL INFORMATION**

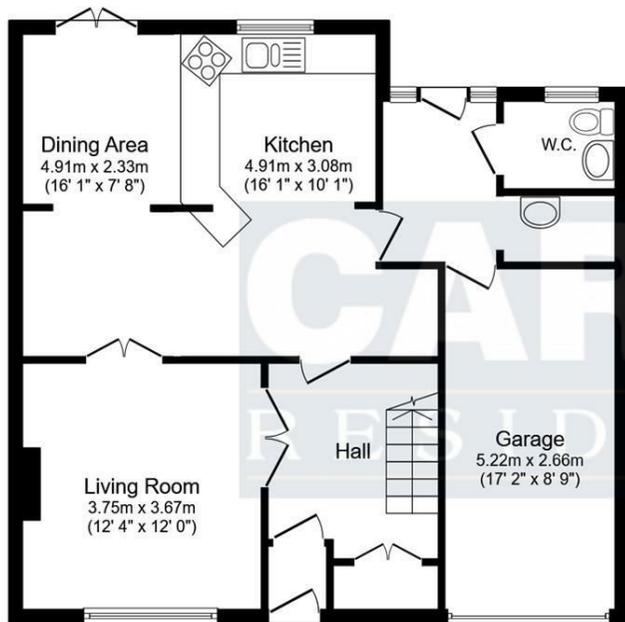
Tenure: Freehold  
Services: Oil central heating, mains electric, water and drainage.  
Double glazing  
Local Authority: North Yorkshire Council (Tax Banding D)

#### **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.

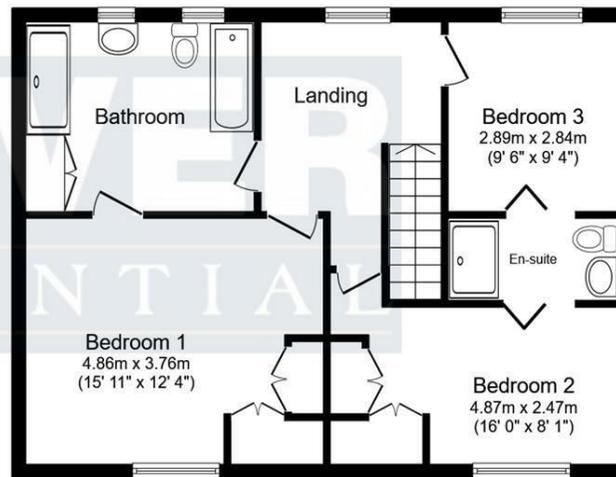
#### **Property Size Reference**

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 76.0 sq.m. (818 sq.ft.)



**First Floor**

Floor area 61.4 sq.m. (660 sq.ft.)

Total floor area: 137.3 sq.m. (1,478 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) <b>A</b>			<b>88</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>64</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 from EPC  
1324.00 sq ft

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MAB 6202



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