



**CARVERS**  
SALES & LETTINGS

Wells Green  
Barton, Richmond, DL10 6NH  
Price £570,000

House - Detached



Located on a charming cul-de-sac in the popular village of Barton, this detached family home is sure to attract interest from even the most discerning buyers. Internal accommodation consists of a welcoming entrance hallway, spacious full depth living room, dining room, kitchen breakfast room, useful utility room and ground floor WC. The first floor holds an airy half galleried landing with four good-sized bedrooms, the largest with ensuite shower room. A house bathroom completes the first floor. Externally the property offers an attractive frontage with ample off street parking and a double detached garage, extensively landscaped rear garden with lawned areas and a summer house ideal for use as a workspace or home office. Finished to a great standard and ideal for modern living, this property is ready to enjoy and love. All mains utilities are present, as expected, as are UPVC double glazed windows throughout. EPC rating C, North Yorkshire Council tax band F.



- Detached Family Home
- Exceptional Condition and Finish
- Two Reception Rooms
- Wonderfully Landscaped Rear Garden
- Double Detached Garage
- Village Location
- Four Bedrooms
- Bathroom and En-Suite
- Ample Off Street Parking

### General Information

Tenure: Freehold

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

Double glazing

Local Authority: North Yorkshire Council (Tax Banding F)

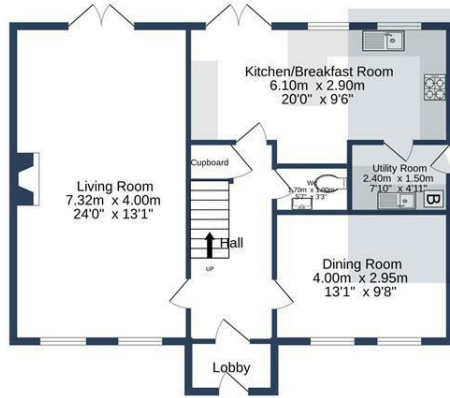
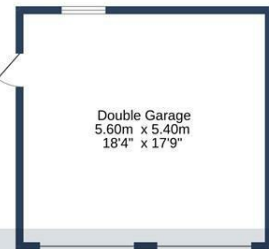
### Buyer Identification Checks

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.

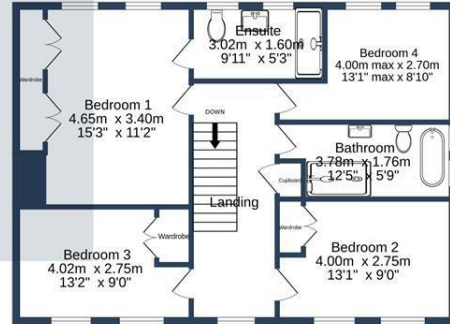
### Property Size Reference

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



1ST FLOOR

CARVERS

YOUR MOVE SCOTT - COLLIER TAYLOR

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>	EU Directive 2002/91/EC	

Property size taken from EPC  
1603.00 sq ft

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