



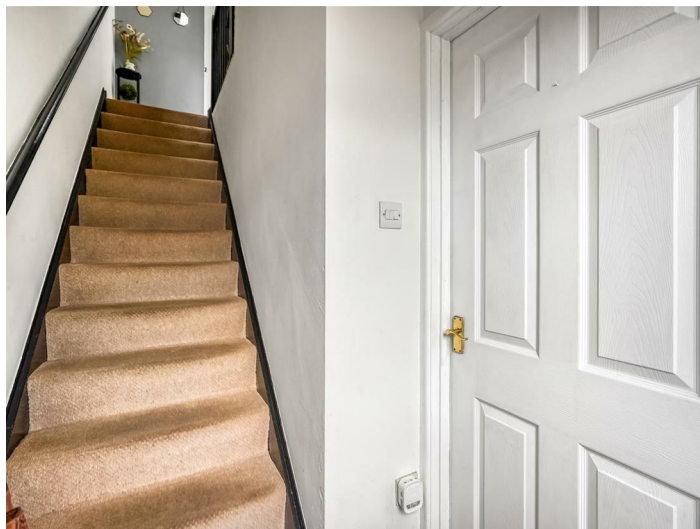
CARVERS
SALES & LETTINGS

St. James Close
Melsonby, Richmond, DL10 5PQ
Price £190,000

House - Semi-Detached



This intriguing semi detached home in the wonderful village of Melsonby is definitely worth a closer look. With the added bonus of a loft converted into a bedroom the property has been thoughtfully extended to create a spacious home. Internal accommodation consists of an entrance hallway, lounge diner and kitchen to the ground floor. The first floor holds two bedrooms and a house bathroom whilst the second floor holds the main bedroom of the property. Off street parking, double glazing, front and rear gardens and a single garage are also present offering useful additions to the living space. EPC rating D, North Yorkshire Council tax band B.



- Semi Detached Build
- Extended into Attic
- Garage
- Village Location
- Three Bedrooms
- Off Street Parking
- Close to Commuter Networks

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.

General Information

Tenure: Freehold

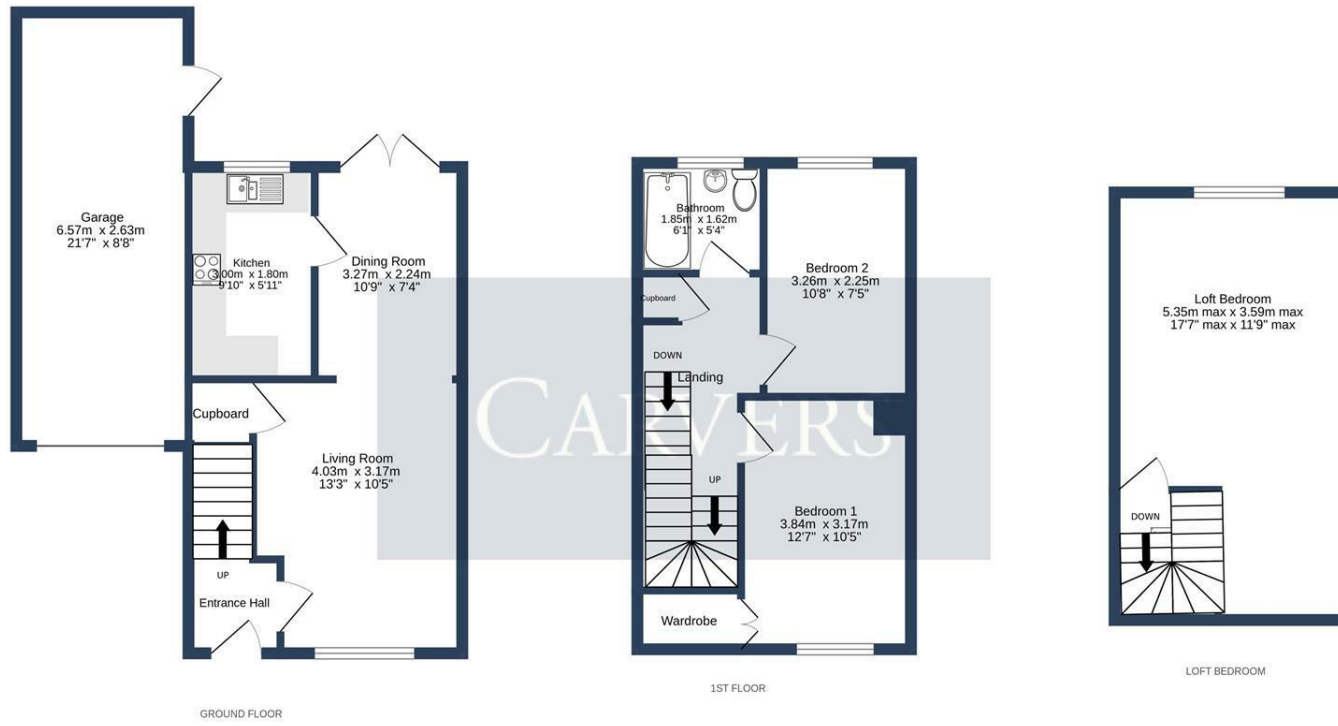
Services: Oil central heating, mains electric, water and drainage.

Local Authority: North Yorkshire County Council (Tax Banding B)

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)





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ST JAMES CLOSE, MELSONBY. DL10 5PQ.

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) 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
850.00 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.

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 themselves 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 Carvers nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.