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Racecourse Lane  
Northallerton, DL7 8RL

**Offers in the region of £355,000**

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

An extended three bedroomed semi detached property situated on a large corner plot which offers potential to extend (subject to planning permission). The beautifully presented modern open plan living accommodation also benefits from gas fired central heating and Upvc double glazing. The accommodation includes a well appointed reception hall, cloaks room / wc, spacious living room with bay window to the front, dining room with open plan feel leading to the kitchen / breakfast room / family room. The kitchen area is fitted with a modern range of gloss wall and base units with granite work tops and breakfast bar together with an integrated dishwasher. The family area is open plan to the large conservatory which opens to and over looks the rear garden and has fitted cupboards providing a utility area with space and plumbing for the washer and dryer. To the first floor there are three bedrooms, two are double rooms with fitted wardrobes and one is a single bedroom. The large luxurious bathroom is fitted with a white suite with twin ended bath and separate walk in shower. Externally there is a side driveway leading to a large tarmac and gravelled hard standing area with gate opening to the rear garden. The rear garden enjoys a south facing aspect with lawn, patio areas and log cabin / summer house with electric supply and outside sockets. The property is well positioned for access to the Railway Station and Northallerton High Street.





- Extended three bedroomed semi detached house within easy reach of Northallerton High Street
- Beautifully presented modern open plan living accommodation
- Large conservatory over looking the rear garden
- Large luxurious bathroom with separate walk in shower
- Ample off street parking for a number of vehicles
- Large corner plot with potential to develop / extend (subject to planning permission and consents)
- Lovely open plan kitchen / breakfast / family room
- Two double bedrooms both having fitted wardrobes
- South facing rear garden with log cabin summer house
- Gas fired central heating and double glazing

#### GENERAL INFORMATION

Tenure: Freehold

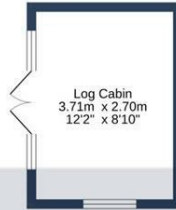
Services: Gas central heating, mains electric, water and drainage.

Double glazing

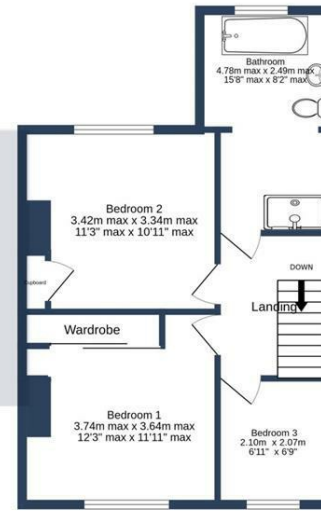
Local Authority: North Yorkshire Band C



GROUND FLOOR  
79.7 sq.m. (858 sq.ft.) approx.



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1ST FLOOR  
46.3 sq.m. (499 sq.ft.) approx.

RACECOURSE LANE, NORTHALLERTON. DL7 8RL.

TOTAL FLOOR AREA: 126.0 sq.m. (1357 sq.ft.) approx.

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	

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

26 Market Place, Richmond  
North Yorkshire, DL10 4QG  
Tel: 01748 825317  
richmond@carvergroup.co.uk

43 Dalton Way, Newton Aycliffe  
County Durham, DL5 4DJ  
Tel: 01325 320676  
aycliffe@carvergroup.co.uk

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

[www.carvergroup.co.uk](http://www.carvergroup.co.uk)