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East Lane
Yafforth, Northallerton, DL7 0LN
Price £249,950

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

An extended three bedroomed semi detached home located within the popular rural village of Yafforth, close to Northallerton. The property benefits from oil fired central heating and Upvc double glazing. The accommodation includes a spacious reception hall, living room with open fire, fitted kitchen opening to a spacious dining room with parquet flooring and door to the rear garden. The family bathroom is fitted with a matching suite with corner bath. To the first floor there are three double bedrooms, two of which have fitted wardrobes. Externally there is a mature front garden and driveway providing off street parking and access to the garage. The west facing landscaped rear garden also has a summerhouse, potting shed and greenhouse. The rear garden backs on to open countryside. The village is located within easy reach of Northallerton including mainline railway station, A1m and A19.





- Extended three bedroomed semi detached family home
- Spacious living room
- Oil fired central heating and Upvc double glazing
- Some cosmetic updating required
- No onward chain
- Beautiful mature landscaped front and rear gardens
- Kitchen with open plan feel to the dining room
- Driveway providing off street parking and access to the garage
- Lovely village location close to Northallerton

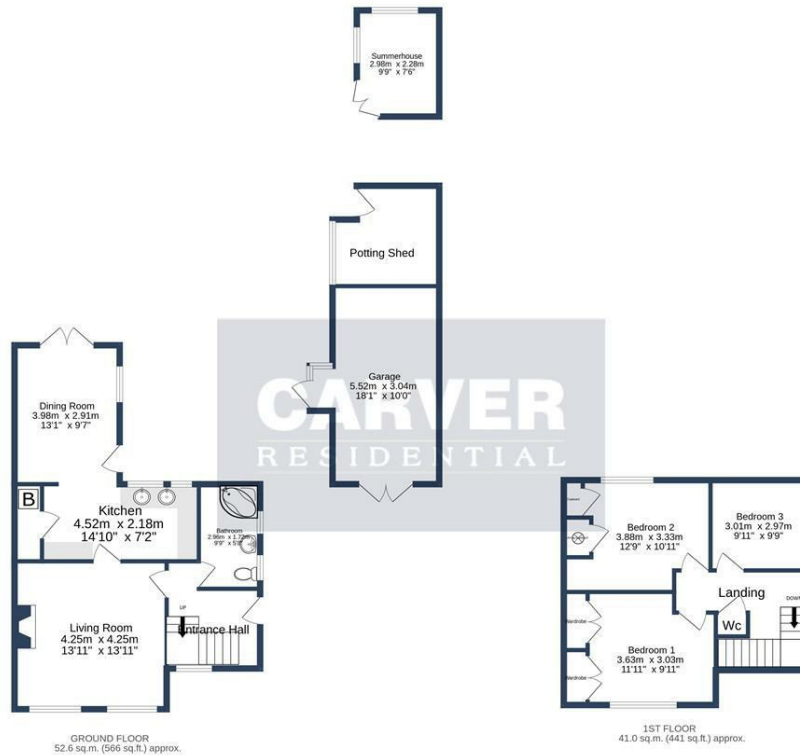
GENERAL INFORMATION

Tenure: Freehold

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

Double glazing.

Local Authority: North Yorkshire Band D



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EAST LANE, YAFFORTH, DL7 0LN.

TOTAL FLOOR AREA: 93.6 sq.m. (1,006 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 for any prospective purchase. 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	

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