



A beautifully presented three bedroomed detached family home situated in a cul de sac location within the popular village of Dalton. The property benefits from oil fired central heating and Upvc double glazing. The accommodation includes an entrance hall, spacious living room / dining room with log burning stove and French doors leading to the rear garden. The kitchen / breakfast room is fitted with a modern range of wall and base units including an integrated oven and hob. There is also a useful utility room and cloak room / wc. To the first floor there is a master bedroom with fitted sliding door wardrobes and an en suite shower room / wc. There are two further bedrooms and a family bathroom. Externally there is a front garden and long block paved driveway providing ample off street parking and access to the garage with remote door and pedestrian door. There is a lovely rear garden with patio and lawn. The village of Dalton is well positioned for access to A19





- A beautifully presented three bedroomed detached family home
- Kitchen / breakfast room together with separate utility room and cloak room / wc
- Oil fired central heating and double glazing
- Front garden and lovely rear garden with patio and lawn
- Spacious living room / dining room with multi fuel stove and French doors to the rear
- Master bedroom with fitted wardrobes and en suite shower room / wc
- Cul de sac location within a popular North Yorkshire village
- Garage with remote roller door and pedestrian door

GENERAL INFORMATION

Tenure: Freehold

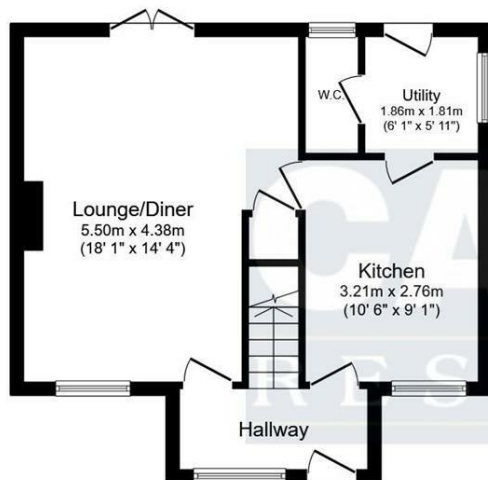
Services: Oil central heating, mains electric, water and drainage

Double glazing

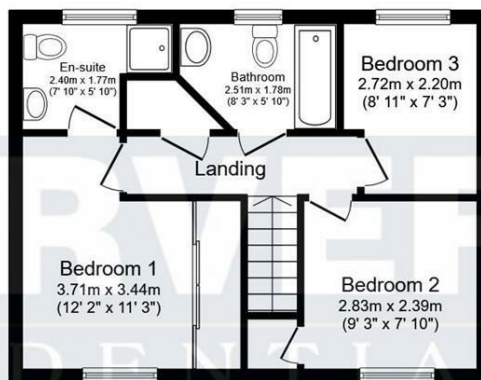
Local Authority: North Yorkshire Band D

Buyer(s) Identification Checks

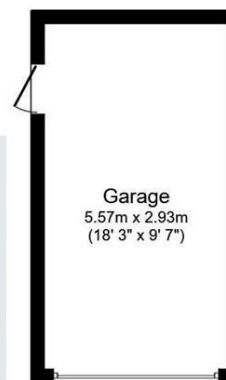
Should a purchaser(s) have an offer accepted on a property marketed by Carver Residential they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify 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.



Ground Floor
Floor area 44.0 sq.m. (474 sq.ft.)



First Floor
Floor area 39.8 sq.m. (429 sq.ft.)



Garage
Floor area 16.1 sq.m. (173 sq.ft.)

Total floor area: 99.9 sq.m. (1,076 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) A		80
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	61	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

We can search 1,000s of mortgages for you

It could take just 15 minutes with one of our specialist advisers:
Call: 01325 380088. Visit: Any of our Offices. Online: www.mortgageadvicebureau.com/carver



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

MAB 6202



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 himself 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 Nick & Gordon Carver Residential or Commercial, Nick & Gordon Carver, nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property



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

63 Dalton Way, Newton Aycliffe
Co Durham DL5 4NB
01325 320676
aycliffe@carvergroup.co.uk

41 Market Place, Richmond
North Yorkshire, DL10 4QL
01748 825317
richmond@carvergroup.co.uk

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

www.carvergroup.co.uk