



A spacious three bedroomed semi detached family home situated on a large plot and in need of complete refurbishment. The property benefits from central heating and double glazing. The accommodation includes a reception hall, living room, kitchen/dining room with pantry, three bedrooms, bathroom and a separate wc. Externally there is a front garden, a driveway to the side providing off street parking and a large rear garden, garden store and coal shed. There is potential for extending subject to any necessary planning permission or consents.





- Three bedroomed semi detached family home
- In need of complete refurbishment
- Popular residential location
- Large plot with front and rear gardens and driveway to the side
- Potential for extending subject to planning permission or any consents

GENERAL INFORMATION

Tenure: Freehold

Services: Solid fuel central heating, mains electric, water and drainage.

Double glazing

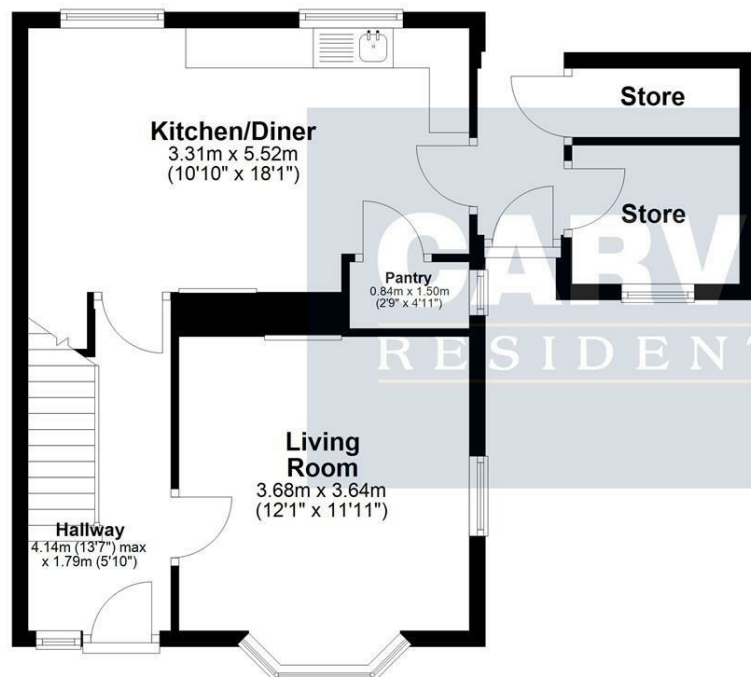
Local Authority: North Yorkshire Band B Improvement indicator

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.

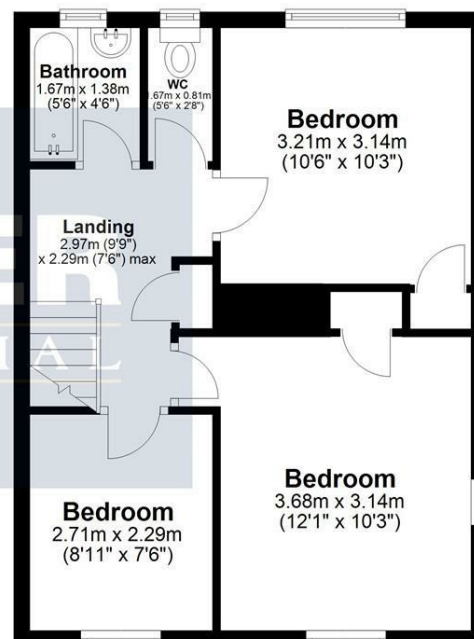
Ground Floor

Approx. 50.3 sq. metres (541.2 sq. feet)



First Floor

Approx. 41.7 sq. metres (448.8 sq. feet)



Total area: approx. 92.0 sq. metres (990.1 sq. feet)

8 The Fairway, Northallerton

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		
		68
	30	

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MAB 6202



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