



A beautifully presented and refurbished four bedroomed detached family home situated in a popular residential area of town. The property benefits from gas fired central heating, Upvc double glazing and wood flooring to most of the ground floor. The accommodation includes an entrance hall, spacious living room with double doors leading to the dining room and patio doors open to the large conservatory. The kitchen has been redesigned and updated with a modern range of wall and base units, quartz work tops and integrated appliances including hob, oven, fridge/freezer, dishwasher and cupboard housing a washing machine and dryer. There is also a ground floor cloak room/wc. To the first floor there is a master bedroom with fitted robe and refitted luxury en suite shower room/wc. There are three further bedrooms and a refitted family bathroom. Externally there is a front garden and driveway providing off street parking and access to the garage. A side gate leads the landscaped rear garden which is mainly laid to lawn with an attractive seating area and patio.





- Beautifully presented and refurbished four bedroomed family home
- Large conservatory overlooking the rear garden
- Gas fired central heating and Upvc double glazing
- Modern kitchen with integrated appliances
- Master bedroom with fitted robes and luxury en suite shower room

GENERAL INFORMATION

Tenure: Freehold

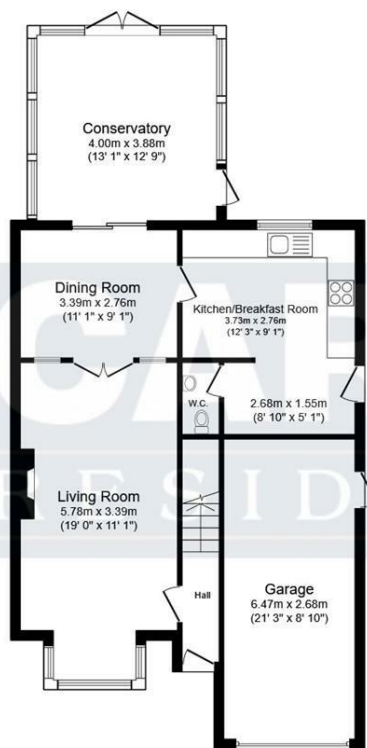
Services: Gas central heating, mains electric, water and drainage

Double glazing

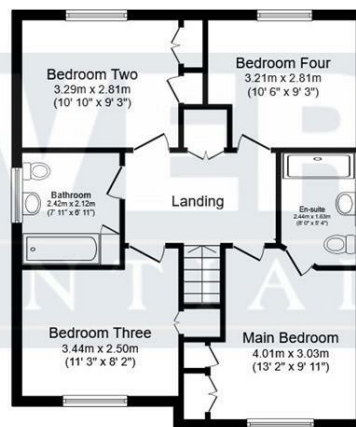
Local Authority: North Yorkshire Band E

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 87.8 sq.m. (945 sq.ft.)



First Floor
Floor area 60.5 sq.m. (651 sq.ft.)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs		66	
England & Wales		EU Directive 2002/91/EC 	

Total floor area: 148.3 sq.m. (1,596 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

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MAB 6202



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