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Oaktree Drive  
Northallerton, DL7 8FG

**Offers in the region of £265,000**

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

Constructed as a three bedroomed and could easily be reinstated, this two bedroomed semi detached property provides beautifully presented living accommodation situated in a sought after residential location and enjoys a lovely outlook over a green area to the front. Benefitting from gas central heating and Upvc double glazing the spacious accommodation includes an entrance porch, spacious living room, inner hall, refurbished kitchen/dining room with quartz worktops and integrated oven, microwave, induction hob and dishwasher and French doors to the rear garden. There is also a useful understairs storage cupboard. To the first floor there is a master bedroom ( created by combing two rooms and easily reinstated ) with built in wardrobes, bedroom two with wardrobes and a modern shower room/wc with corner shower and vanity/wc unit. Externally there is a large front garden, rear garden with patio area's and single garage with driveway providing off street parking.





- Originally constructed as a three bedroomed home
- Spacious living room with bay window
- Modern shower room/wc
- Front and rear gardens
- Two bedrooms both with built in wardrobes
- Refurbished kitchen/dining room with quartz worktops and integrated appliances
- Garage and off street parking
- Lovely outlook to the front over an open green area

#### GENERAL INFORMATION

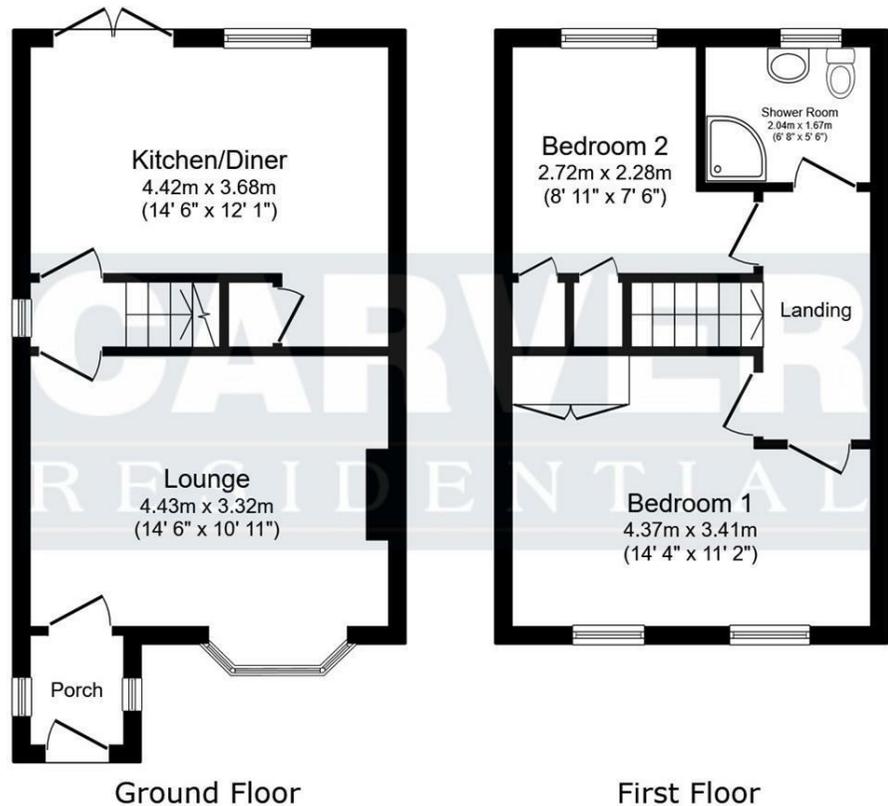
Tenure: Freehold  
 Services: Gas central heating, mains electric, water and drainage  
 Double glazing  
 Local Authority: North Yorkshire Band C

#### Buyers Identification Check(s)

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.

#### Property Size Information

Please note the property size is taken from the Energy Performance Certificate and may not take into account all rooms from the floorplan (due to unheated space not being calculated e.g. this may potentially exclude a conservatory and/or garage)



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
		85
	71	

Property Size from EPC  
678.00 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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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



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