



A modern three bedroomed detached family home providing spacious and well appointed living accommodation accessed via a shared private road and located on a popular modern development on the outskirts of Northallerton and having views over countryside to the rear. The property benefits from gas fired central heating and Upvc double glazing. The accommodation includes an entrance hall, spacious living room with French doors opening to the rear garden. There is an open plan kitchen/dining room with the kitchen area having integrated appliances including oven, hob, fridge, freezer and dishwasher. There is also a separate utility room with integrated washing machine and a ground floor cloaks room/wc. To the first floor there is a master bedroom with built in wardrobes and an en suite shower room/wc. There are two further bedrooms and a family bathroom fitted with a white suite. Externally there is a driveway providing off street parking leading to the garage which has been divided to create a home office/gym and a storage space. There is a rear garden, patio, private decked seating patio and a timber office/bike store.





- Modern three bedroomed detached family home
- Open plan kitchen/dining room with integrated appliances
- Spacious living room with French doors to the rear
- Family bathroom with shower over the bath
- Separate outside timber office/bike store
- Excellent position with views over open countryside
- Useful utility room with integrated washer and separate cloaks/wc
- Master bedroom with ensuite shower room
- Off street parking and garage divided in to two spaces for store and gym/office
- Gardens to the front, side and rear

GENERAL INFORMATION

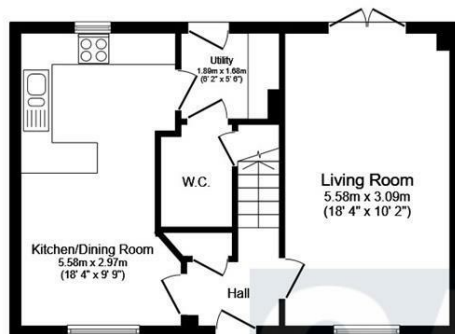
Tenure: Freehold
 Services: Gas central heating, mains electric, water and drainage
 Double glazing
 Local Authority: North Yorkshire Band D
 Annual management fee for communal areas within the development (details to be confirmed)

Buyers Identification Check(s)

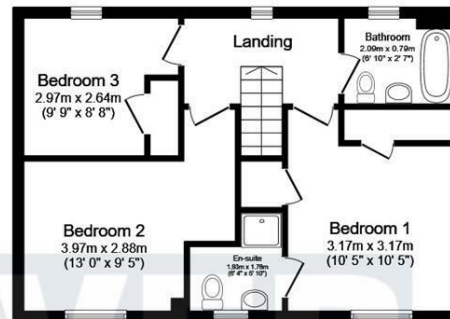
Should a purchaser(s) have an offer accepted on a property marketed by Carver Residential they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify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



Ground Floor



First Floor



Garage

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		94
(81-91) B	83	
(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

Property Size from EPC
990.00 sq ft

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MAB 6202



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UK
ALA
THE UK ASSOCIATION
OF LETTING AGENTS

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