

CARVERS

SALES & LETTINGS

Wycliffe Avenue

Northallerton, DL7 8SZ

Offers in the region of £305,000

House - Semi-Detached

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A beautifully presented three bedroomed semi detached home with large rear garden, driveway and garage. The property benefits from gas fired central heating and Upvc double glazing. The accommodation includes a reception hall, spacious living room with French doors leading to the dining room, a further set of French doors open to the conservatory which over looks and opens out to the garden. The kitchen is fitted with a modern range of high gloss wall and base units including integrated oven and hob. To the first floor there are two double bedrooms both having fitted wardrobes with floor to ceiling mirror doors. The third bedroom is a single room. There is a family bathroom with shower over the bath. Externally there is a driveway and hard standing for several cars and access to the garage which has power and light. A side gate leads to the large rear garden. There is an external utility, patio and a large private garden with mature borders and lawn. The property is situated in a cul de sac location and within walking distance of local amenities.









- Three bedroomed semi detached family home
- Beautifully presented living accommodation
- Two double bedrooms with fitted wardrobes
- Driveway providing off street parking and access to the garage
- Large rear garden and hard standing to the front
- Modern high gloss fitted kitchen
- Conservatory overlooking the lovely rear gardens
- Cul de Sac location in sought after location

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

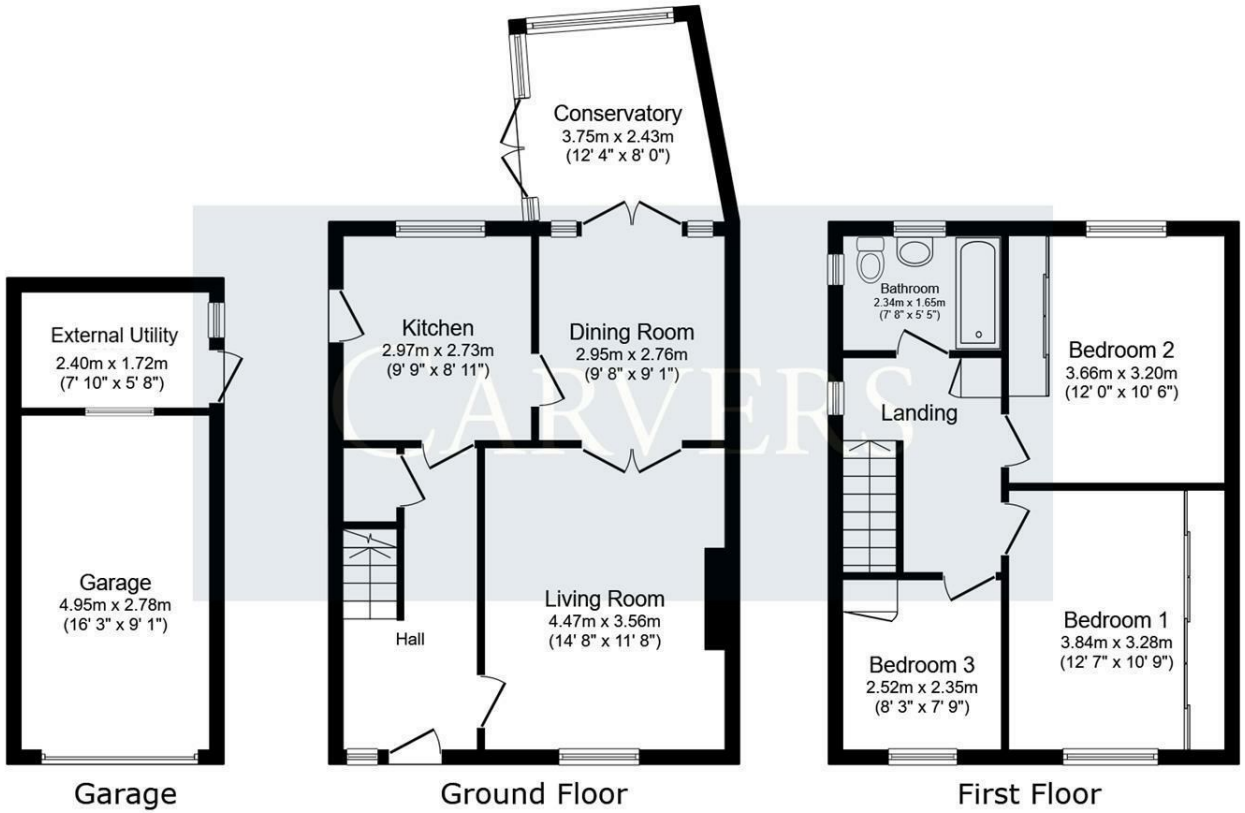
Please note the property size is taken from the Energy Performance Certificate and may not take into account all rooms from the floorplan (due to unheated space not being calculated e.g. this may potentially exclude a conservatory and / or garage)

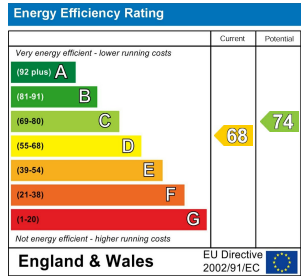












Property size taken from EPC sq ft

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