



**CARVER**  
RESIDENTIAL  
Sales · Lettings · Property Management

Goldfinch Way  
Northallerton, DL6 2FT

**Offers in the region of £359,950**

House - Detached  
4 Bedroom/s  
2 Bathroom/s

A modern four double bedded detached family home situated in a popular residential location with lovely views over countryside to the front. The property benefits from gas fired central heating and upvc double glazing. The well presented living accommodation includes a reception hall, spacious living room, open plan kitchen/dining room with integrated oven, hob, fridge, freezer, dishwasher and washing machine. French doors open to the south facing rear garden. There is also a ground floor cloakroom/wc and door to the garage. To the first floor there is a large walk in cupboard on the landing. The master bedroom has fitted wardrobes and an ensuite shower room. There are three further double bedrooms, two of which have fitted wardrobes. There is also a family bathroom. Externally there is a double driveway leading to the integral garage and front garden. The rear landscaped garden with lawn and patio areas enjoys a south facing aspect.





- Modern four double bedroomed detached family home
- Spacious living room
- Master bedroom with fitted wardrobes and ensuite shower room
- Integrated garage and double driveway
- Open outlook to the front over countryside
- First floor study/lifestyle room
- Open plan kitchen/dining room with integrated appliances
- Bedrooms two and three with fitted wardrobes
- South facing rear landscaped gardens

#### **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.

#### **GENERAL INFORMATION**

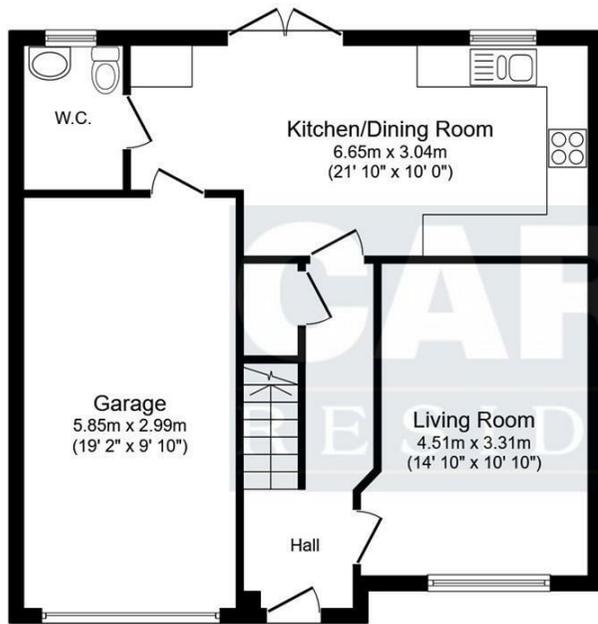
Tenure: Freehold

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

Double glazing.

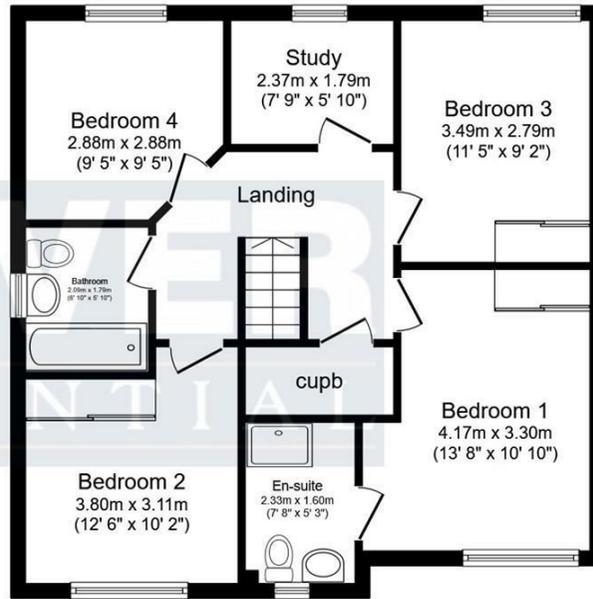
Local Authority: North Yorkshire Band E

Annual management fee for communal areas within the development ( details to be confirmed )



**Ground Floor**

Floor area 65.0 sq.m. (699 sq.ft.)



**First Floor**

Floor area 65.0 sq.m. (699 sq.ft.)

Total floor area: 129.9 sq.m. (1,399 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

Energy Efficiency Rating		Current	Potential
Vary energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>93</b>
(81-91) <b>B</b>		<b>84</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	

Floor Area from EPC - sq ft

**We can search 1,000s of mortgages for you**

It could take just 15 minutes with one of our specialist advisers:  
Call: 01325 380088. Visit: Any of our Offices. Online: [www.mortgageadvicebureau.com/carver](http://www.mortgageadvicebureau.com/carver)



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



These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as statements or representations of fact and any intending purchaser must satisfy himself by inspection or otherwise to the correctness of each of the statements contained in these particulars. The vendor does not make or give, and neither Nick & Gordon Carver Residential or Commercial, Nick & Gordon Carver, nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property



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