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Valley Road  
Northallerton, DL6 1HW

**Asking price £195,000**

House - Terraced  
3 Bedroom/s  
1 Bathroom/s

A well presented three bedroomed end of terrace house with a large rear garden situated in a cul de sac location overlooking a communal green area to the front. The property benefits from gas fired central heating and double glazing and the accommodation includes a spacious living room with French doors leading to the conservatory, dining room and kitchen/breakfast room fitted with a range of wall and based units together with integrated oven and five ring hob. There are three bedrooms all having built in wardrobe/storage cupboards. The family bathroom is fitted with a white suite with shower over the bath. On the landing there is an airing cupboard housing the boiler together with radiator. The loft is partially boarded and accessed via a drop down ladder. Externally there is a front garden and gate to the side leading to the good sized west facing rear garden.





- Three bedroomed end terrace house
- Well presented living accommodation
- Spacious living room and separate dining room
- Conservatory opening to and overlooking the rear garden
- Gas central heating and double glazing
- Large private rear garden
- Cul de sac location overlooking a communal green area to the front

#### GENERAL INFORMATION

Tenure: Freehold

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

Double glazing

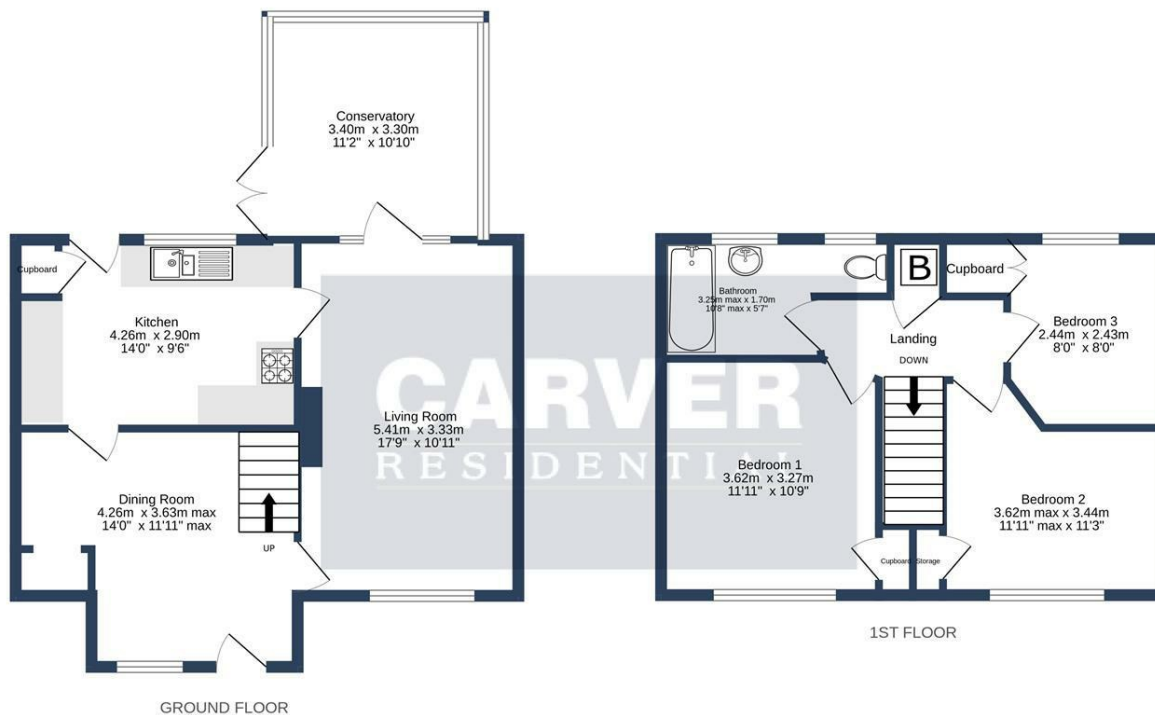
Local Authority: North Yorkshire Band B

#### 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)



VALLEY ROAD, NORTHALLERTON, DL6 1HW.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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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	

Property Size from EPC  
904.00 sq ft

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MAB 6202



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