



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

Alban Coore Place  
Scruton, Northallerton, DL7 0RF

**Offers in the region of £220,000**

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

A beautifully presented and refurbished two bedroomed semi detached bungalow situated within the village of Scruton. The property benefits from gas fired central heating and double glazing. The accommodation includes a reception hall, spacious living room, modern kitchen with wall and base units with integrated oven and hob. There are two double bedrooms and a shower room/wc fitted with a white suite and double walk in shower cubicle. Externally there is a front garden, footpath and gate to the side leading to the good sized rear garden with two garden stores, patio, lawn and gate to the rear.





- Refurbished two bedrooomed semi detached bungalow
- Shower room with double walk in shower
- Spacious living room
- Front and rear gardens and garden stores
- Modern kitchen/dining room with integrated oven and hob
- Beautifully presented living accommodation
- Gas fired central heating and double glazing
- Vacant possession, no onward chain

#### GENERAL INFORMATION

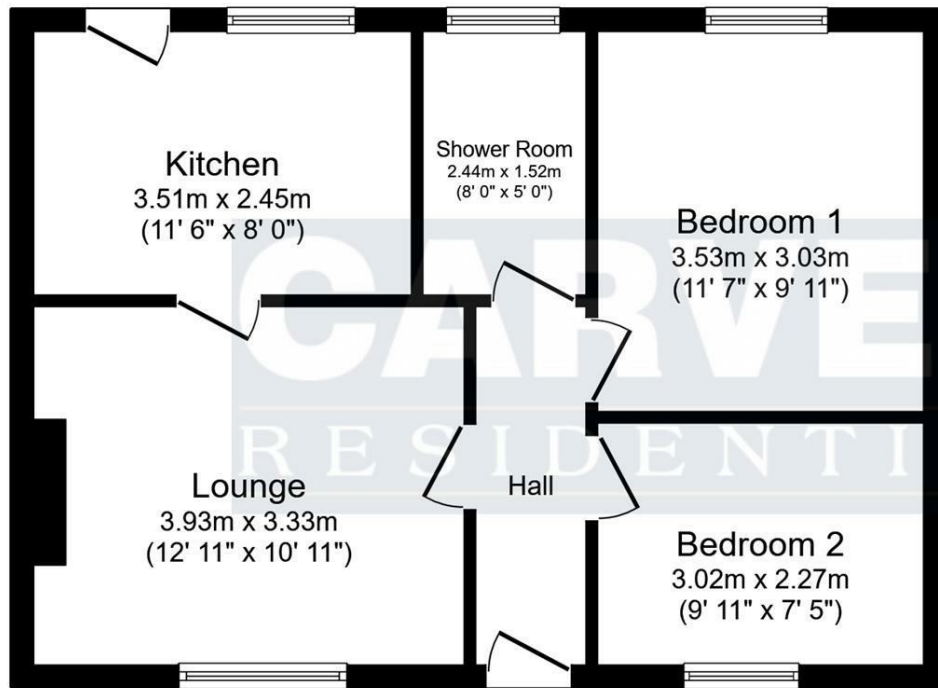
Tenure: Freehold  
 Services: Gas central heating, mains electric, water and drainage  
 Double glazing.  
 Local Authority: North Yorkshire Band B

#### Buyers Identification Check(s)

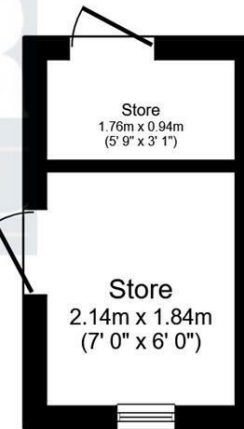
Should a purchaser(s) have an offer accepted on a property marketed by Carver Residential they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify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



Ground Floor



Outbuilding

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			91
(81-91) B			
(69-80) C		72	
(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  
584.00 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

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](mailto:sales@carvergroup.co.uk)

63 Dalton Way, Newton Aycliffe  
Co Durham DL5 4NB  
01325 320676  
[aycliffe@carvergroup.co.uk](mailto:aycliffe@carvergroup.co.uk)

41 Market Place, Richmond  
North Yorkshire, DL10 4QL  
01748 825317  
[richmond@carvergroup.co.uk](mailto:richmond@carvergroup.co.uk)

219 High Street, Northallerton  
North Yorkshire DL7 8LW  
01609 777710  
[northallerton@carvergroup.co.uk](mailto:northallerton@carvergroup.co.uk)