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Aumale Road  
Northallerton, DL6 2FH

**Offers in the region of £239,950**

House - Semi-Detached  
3 Bedroom/s  
1 Bathroom/s

A modern three bedroomed semi detached family home providing well presented living accommodation benefitting from gas central heating and double glazing. The accommodation includes a reception hall, cloaks room/wc, kitchen/dining room fitted with a good range of wall and base units including integrated double oven, hob, fridge/freezer, dishwasher and washing machine. Spacious living room with French doors to the rear garden. To the first floor there are three bedrooms and a family bathroom fitted with a white suite with shower over the bath. Externally there are two off street parking spaces at the front. There is a low maintenance rear garden with patio and gravel terrace and gate leading to the side.





- Modern three bedroomed semi detached house
- Spacious living room with French doors to the rear garden
- Ground floor cloak room/wc
- Two off street parking spaces
- Well presented living accommodation
- Fitted kitchen with integrated appliances
- Gas central heating and double glazing
- No onward chain

#### GENERAL INFORMATION

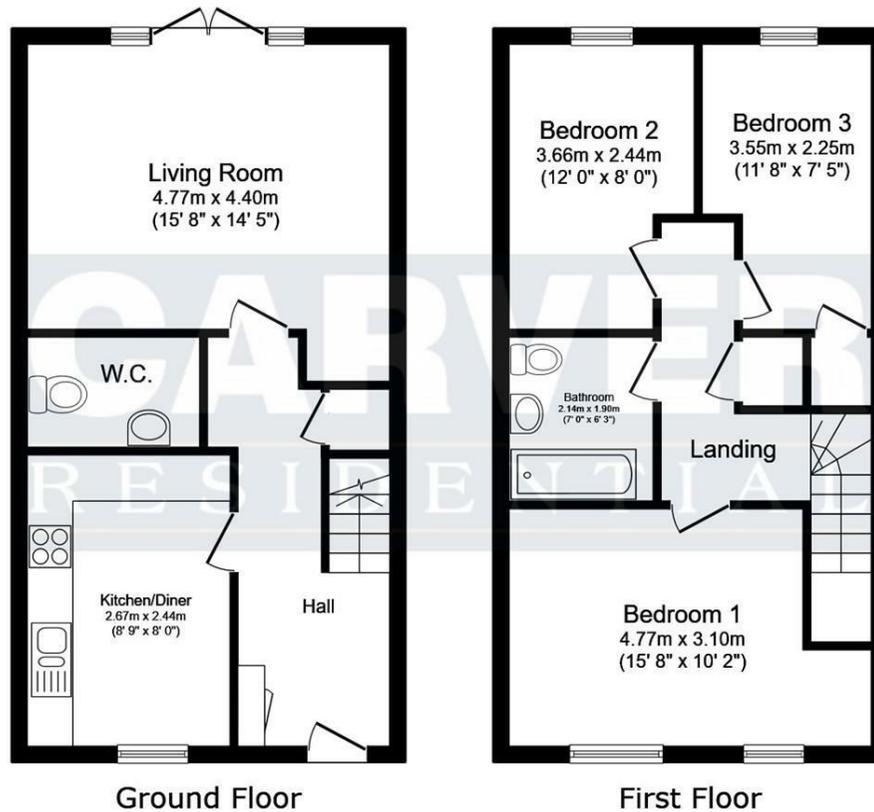
Tenure: Freehold  
 Services: Gas central heating, mains electric, water and drainage.  
 Double glazing.  
 Local Authority: Hambleton Band C  
 Annual communal charge £89.95

#### 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)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			95
(81-91) <b>B</b>		84	
(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

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](http://www.Propertybox.io)

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MAB 6202



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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)

[www.carvergroup.co.uk](http://www.carvergroup.co.uk)