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Alvertune Road  
Northallerton, DL6 2FQ

**Offers in the region of £199,995**

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

A beautifully presented two bed roomed semi detached home providing a modern open plan style of living space together with off street parking and landscaped rear gardens enjoying a sunny aspect. The property benefits from gas fired central heating and Upvc double glazing. The upgraded living accommodation includes a reception area with built in storage/laundry cupboard, cloaks room/wc, spacious open plan kitchen/living room. The kitchen area is fitted with wall and base units together with integrated induction hob, oven, fridge freezer and dishwasher. French doors open from the living area to the rear patio and garden. There are two double bedrooms to the first floor and a lovely modern family bathroom. The loft space has been partially boarded to create an excellent storage space and is accessed via a fold down timber ladder. Externally to the front the driveway provides two off street parking spaces and a side gate leads to the landscape rear garden with patio, lawn and garden shed.





- Beautifully presented two bedroomed semi detached house
- Landscaped rear garden with patio area and lawn
- Living room with French doors to the rear garden
- Double driveway providing off street parking

- Modern open plan ground floor living accommodation
- Fitted kitchen with integrated appliances
- Gas fired central heating and Upvc double glazing
- Partially boarded loft with ladder access

#### GENERAL INFORMATION

Tenure: Freehold

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

Double glazing.

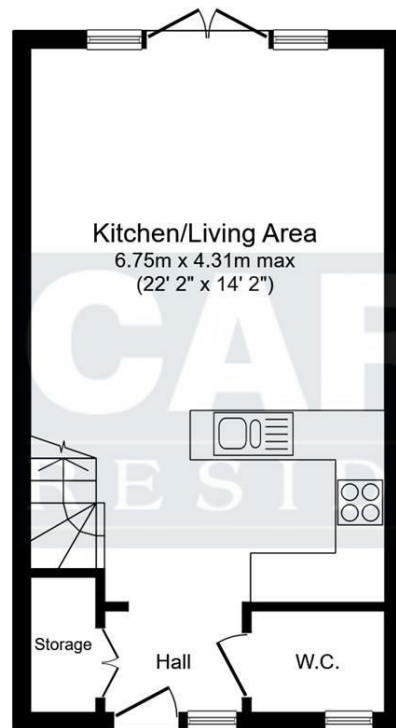
Local Authority: North Yorkshire Band C

Remainder of the builders warranty.

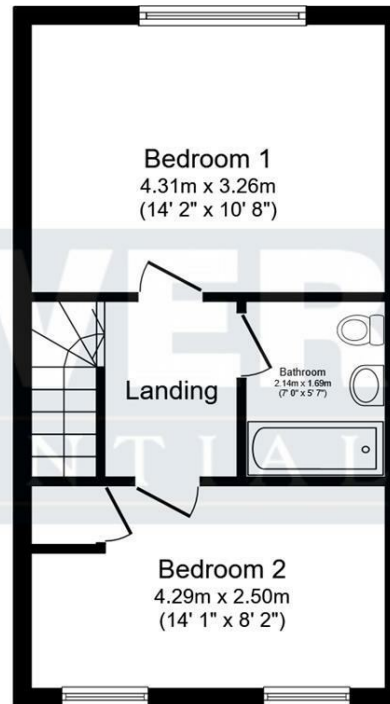
Annual maintenance fee for upkeep of communal areas.

Buyer(s) Identification Checks

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.



**Ground Floor**  
Floor area 34.8 sq.m. (375 sq.ft.)



**First Floor**  
Floor area 34.8 sq.m. (375 sq.ft.)

Total floor area: 69.6 sq.m. (750 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)

### Energy Efficiency Rating

|                                             | Current                                                                                                     | Potential |
|---------------------------------------------|-------------------------------------------------------------------------------------------------------------|-----------|
| Very energy efficient - lower running costs |                                                                                                             |           |
| (92 plus) <b>A</b>                          |                                                                                                             | <b>96</b> |
| (81-91) <b>B</b>                            | <b>83</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  |           |

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The fee is up to 1% but a typical fee is 0.3% of the amount borrowed

MAB 6202



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