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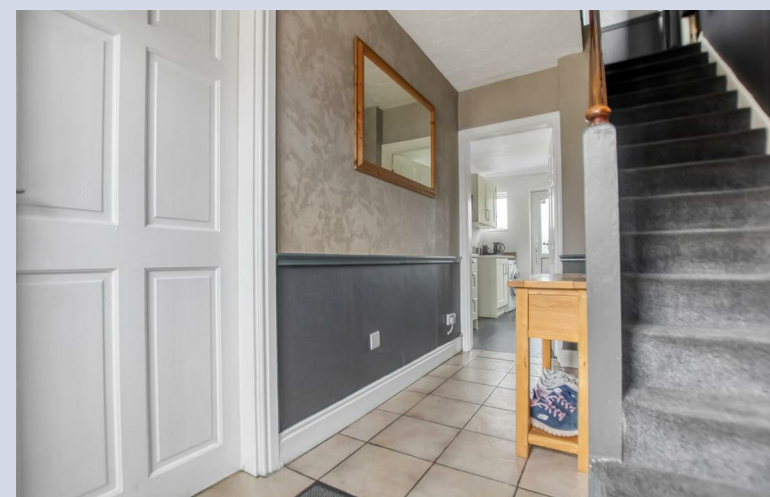
Prospect View  
Northallerton, DL6 1HS

**Offers in the region of £170,000**

House - Terraced  
3 Bedroom/s  
1 Bathroom/s



A three bedroomed end terraced property with large west facing rear garden and off street parking. The property benefits from gas fired central heating and double glazing. The accommodation includes an entrance hall, living room, dining room, kitchen fitted with a modern range of wall and base units including integrated oven and hob. To the first floor there are two double bedrooms and a large single bedroom. The family bathroom is fitted with a white suite with shower over the bath.







- Three bedroomed end terrace with two reception rooms
- Large west facing rear garden
- Driveway and off street parking
- Two reception rooms
- Gas fired central heating and double glazing

#### GENERAL INFORMATION

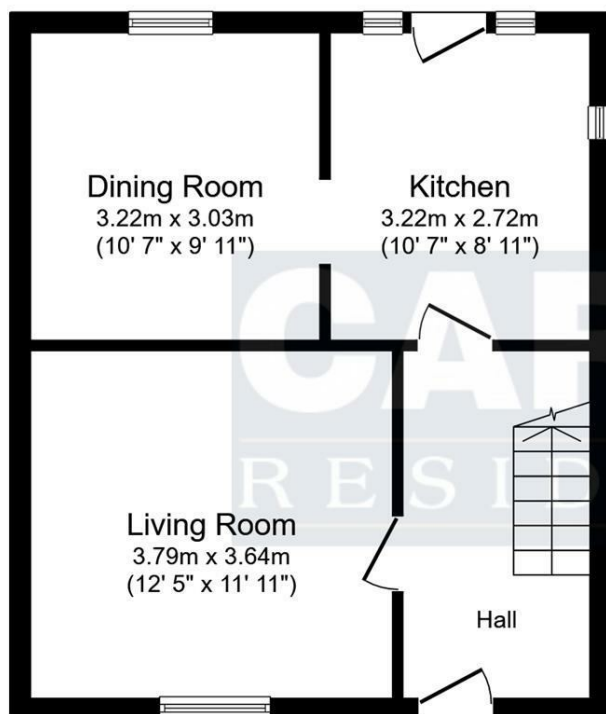
Tenure: Freehold  
Services: Gas central heating, mains electric, water and drainage  
Double glazing  
Local Authority: North Yorkshire Band B

#### 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.

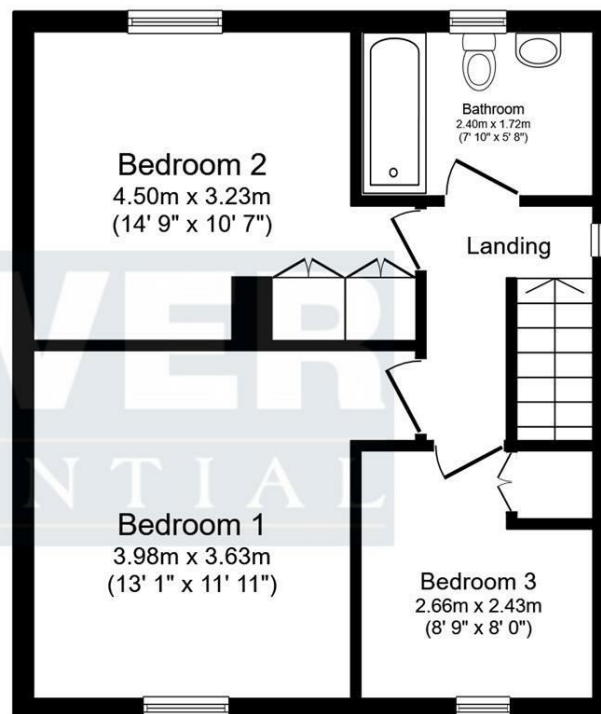
#### Property Size Information

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)



**Ground Floor**

Floor area 40.7 sq.m. (438 sq.ft.)



**First Floor**

Floor area 40.8 sq.m. (439 sq.ft.)

Total floor area: 81.5 sq.m. (878 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>                          |         |                         |
| (81-91) <b>B</b>                            |         | 84                      |
| (69-80) <b>C</b>                            |         |                         |
| (55-68) <b>D</b>                            | 66      |                         |
| (39-54) <b>E</b>                            |         |                         |
| (21-38) <b>F</b>                            |         |                         |
| (1-20) <b>G</b>                             |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |

Property Size from EPC  
893.00 sq ft

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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

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