CARVERS

SALES & LETTINGS

Bolton House, South Otterington

Northallerton, DL7 9HT

Offers in the region of £537,500

House - Detached

3

2

2

Bolton House is a beautiful three double bedroomed detached home built to a high specification providing excellent open plan modern living accommodation with under floor heating to the ground floor and double glazing. The luxury accommodation includes a reception hall, cloak room/wc, study/office, spacious living room and a stunning open plan kitchen/dining/living room with log burning stove and bi folding doors to the rear. The kitchen area has integrated appliances including oven, hob, dishwasher, fridge freezer and quartz work tops. There is also a useful utility room with door to the side. The master bedroom has a walk-in wardrobe and a lovely en suite shower room/wc. There are two further double bedrooms and a family bathroom. Externally there is a front garden, driveway providing off street parking and access to the garage with remote door and pedestrian door to the rear garden. The rear garden is a good size with stone flagged patio and lawn with lovely far reaching views and adjoining farm land.
The village is well positioned for access to Northallerton, Thirsk, A1M and A19.

- Modern three double bedroomed detached luxury home
- Kitchen with integrated appliances and quartz worktops
- Spacious formal living room
- Master bedroom with walk - in wardrobe and en suite shower room
- Rear garden with patio and views adjoining farm land
- Open plan kitchen/dining/living room with log burning stove and bi folding doors to the rear
- Built to a high specification with under floor heating to the ground floor
- Study/office and a separate utility room
- Driveway providing off street parking and garage
- Popular Village location

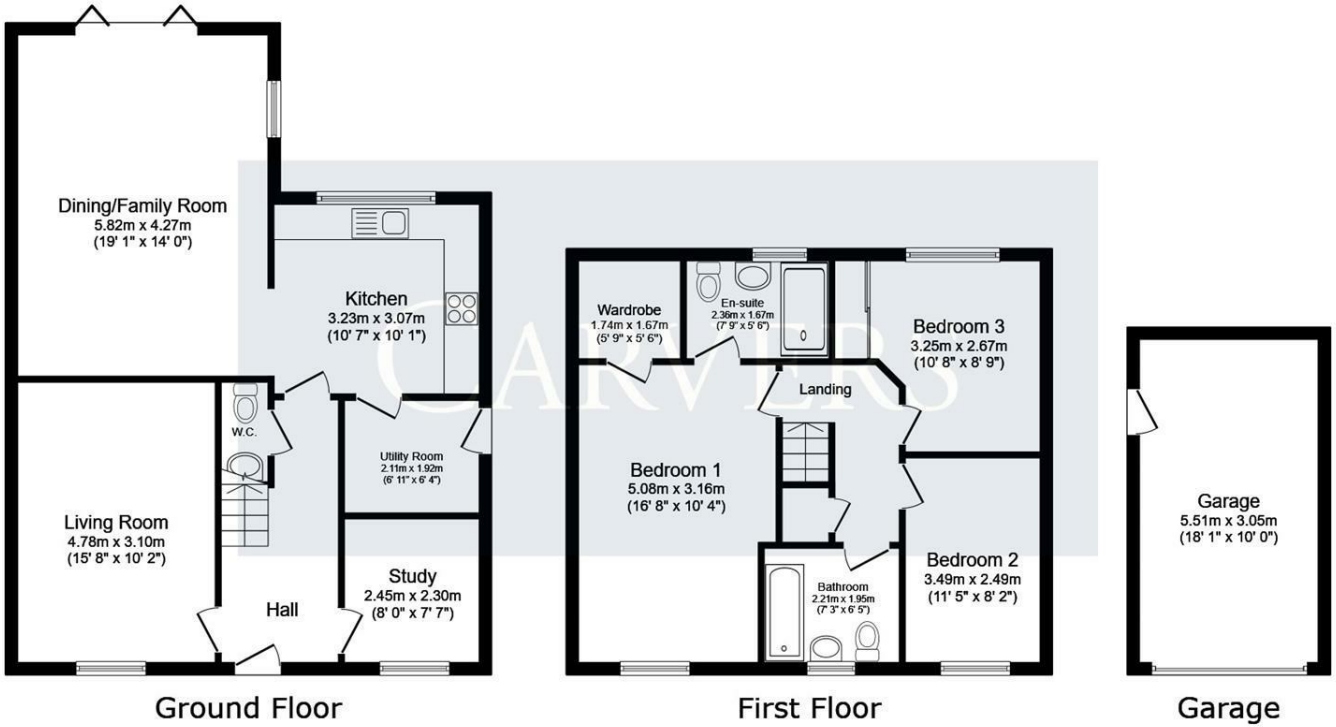
GENERAL INFORMATION
Tenure: Freehold
Services: Air source central heating, mains electric, water and drainage
Double glazing
Local Authority: North Yorkshire Band E
Share driveway to development
Remainder of builders warranty
Note - Proposed construction of a dwelling to the left of Bolton House.

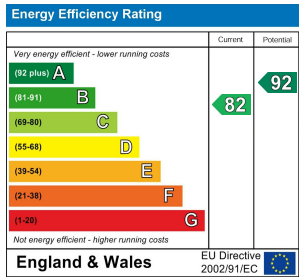
Buyers Identification Check(s)

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)





Property size taken from EPC
1367.00 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

Searching 1,000s of mortgages

Access to 12,000+ products from 90+ lenders across the UK.

Call: 01325 370341 Visit: Any of our offices

Web: mortgageadvicebureau.com/carvers

Mortgage Advice Bureau

Your home may be repossessed if you do not keep up repayments on your mortgage.
There may 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.

The Property Ombudsman RICS naea propertymark PROTECTED arla propertymark PROTECTED Ethical Agent Network

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 themselves 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 Carvers nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.

219 High Street, Northallerton, North Yorkshire, DL7 8LW 01609 777710 northallerton@carversproperty.co.uk