



**CARVERS**  
SALES & LETTINGS

Poplar Crescent  
Northallerton, DL7 8BD  
Offers in the region of £275,000

Bungalow - Detached



A mature two bedroomed detached bungalow situated on a good sized plot in a lovely cul de sac location within the Romanby area of town. The property benefits from gas fired central heating and double glazing. The spacious accommodation which would benefit from a little updating includes an entrance vestibule, spacious reception hall, living room, kitchen/breakfast room with wall and base units, integrated oven and hob together with free standing fridge, washing machine and dishwasher. Bedroom one is a large double room and bedroom two has French doors which open in to the conservatory which overlooks and opens to the rear garden. The bathroom is fitted with a matching white suite with shaped bath with shower above and fully tiled floor and walls. Externally there is a front garden and driveway providing off street parking and access to the garage which has power and light. There is a large mature rear garden enjoying a westerly facing aspect.



- Mature two bedroomed detached bungalow
- Spacious reception hall
- Bedroom two with French doors to the conservatory
- Large mature rear garden with westerly aspect
- Cul de sac location
- Some updating required
- Large living room
- Gas fired central heating and double glazing
- Driveway providing off street parking and access to the garage

#### GENERAL INFORMATION

Tenure: Freehold

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

Double glazing

Local Authority: North Yorkshire Band C

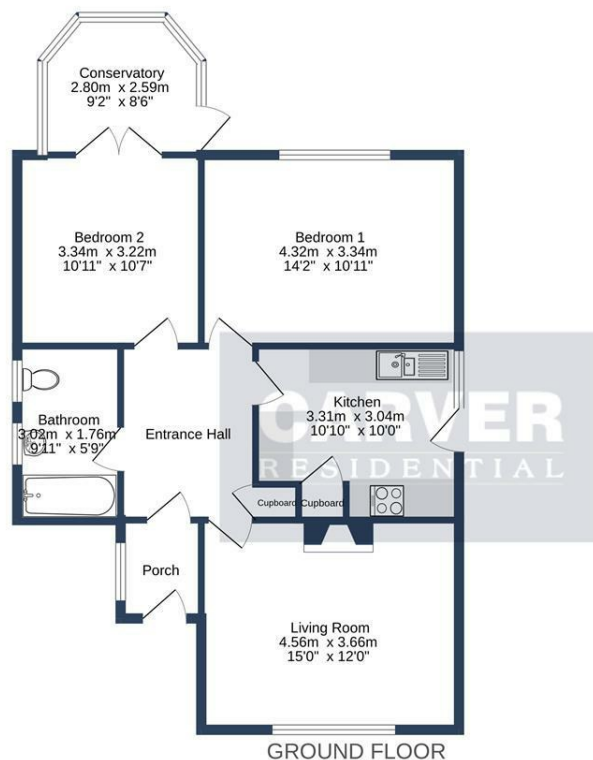
#### Buyers Identification Check(s)

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

POPLAR CRESCENT, NORTHALLERTON, DL7 8BD.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</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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