



Constructed as a four bedrooms and could easily be reinstated, this three bedroomed detached family property provides well presented living accommodation situated in a sought after residential location looking out towards a green area to the front. The property benefits from gas fired central heating and Upvc double glazing. The accommodation includes a reception hall with storage, cloakroom / wc, spacious living room, sitting room/bedroom four, lovely open plan kitchen/dining/family room. The kitchen area is fitted with a modern range of wall and base units with granite work tops and integrated oven, hob, fridge freezer and dishwasher. The spacious dining area/family area leads to the superb garden room which opens to and over looks the rear garden. The master bedroom is a large double room with fitted wardrobes and ensuite shower room / wc. There are two further double bedrooms, one with fitted wardrobes. The family bathroom is fitted with a white suite. Externally there is a front garden, block paved double driveway providing off street parking and access to the garage. The garage has a remote door and pedestrian door. To the rear there is an attractive garden with raised patio area and lawn with mature borders.





- Originally constructed as a four bedroomed detached family home
- Lovely open plan kitchen / dining / family room room leading to the garden room
- Garden room over looking and opening to the rear garden
- Three bedrooms with en suite shower room to the main bedroom (easy to reinstate fourth bedroom)
- Spacious living room and a separate sitting room converted from the original double garage
- Sought after prime residential location

GENERAL INFORMATION

Tenure: Freehold

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

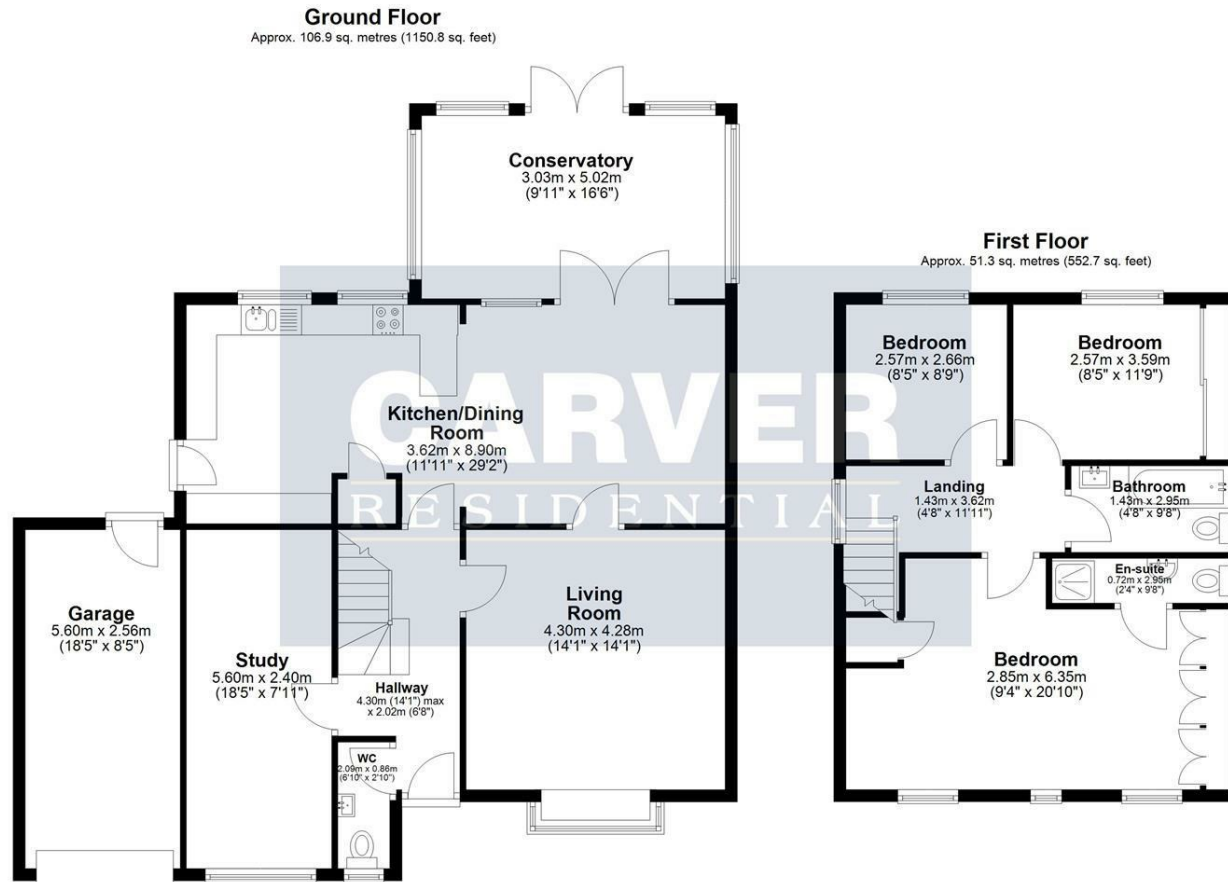
Double glazing.

Local Authority: North Yorkshire Band E

Service charge of £60 per annum for green area

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.



Total area: approx. 158.3 sq. metres (1703.5 sq. feet)
22 Grenadier Drive, Northallerton

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	71	81
England & Wales		EU Directive 2002/91/EC

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MAB 6202



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