



CARVERS

SALES & LETTINGS

Cleveland House, East Lane

Yafforth, Northallerton, DL7 0LN

Offers in the region of £429,950

House - Detached



An extended three double bed roomed detached family home providing beautifully presented living accommodation. The property benefits from oil fired central heating and double glazing with accommodation including a reception hall, cloak room/wc, spacious living room/dining room leading to the open plan garden room/kitchen. The bespoke Deansburys kitchen includes an integrated dishwasher and granite worktops. The garden room overlooks and opens out to the rear garden. There is a useful utility room with door into the integral garage. To the first floor there are three double bedrooms and a modern refurbished family bathroom. Also from the landing there is a half height door leading to the attic room above the garage providing a versatile space. Externally there is a front garden and driveway leading to the garage. There is a beautiful landscaped mature rear garden with patio, lawn and vegetable area. The village of Yafforth is situated within easy reach of Northallerton.



- Extended three double bedroomed detached family home
- Lovely open plan garden room/kitchen
- Bespoke fitted kitchen with granite work tops
- Modern bathroom
- Front and large landscaped rear gardens adjoining countryside
- Beautifully presented living accommodation
- Spacious living room/dining room
- Three double bedrooms and versatile first floor attic room/store
- Driveway providing off street parking and access to the garage
- Popular village location

GENERAL INFORMATION

Tenure: Freehold.

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

Double glazing.

Local Authority: North Yorkshire is Band E. Improvement indicator.

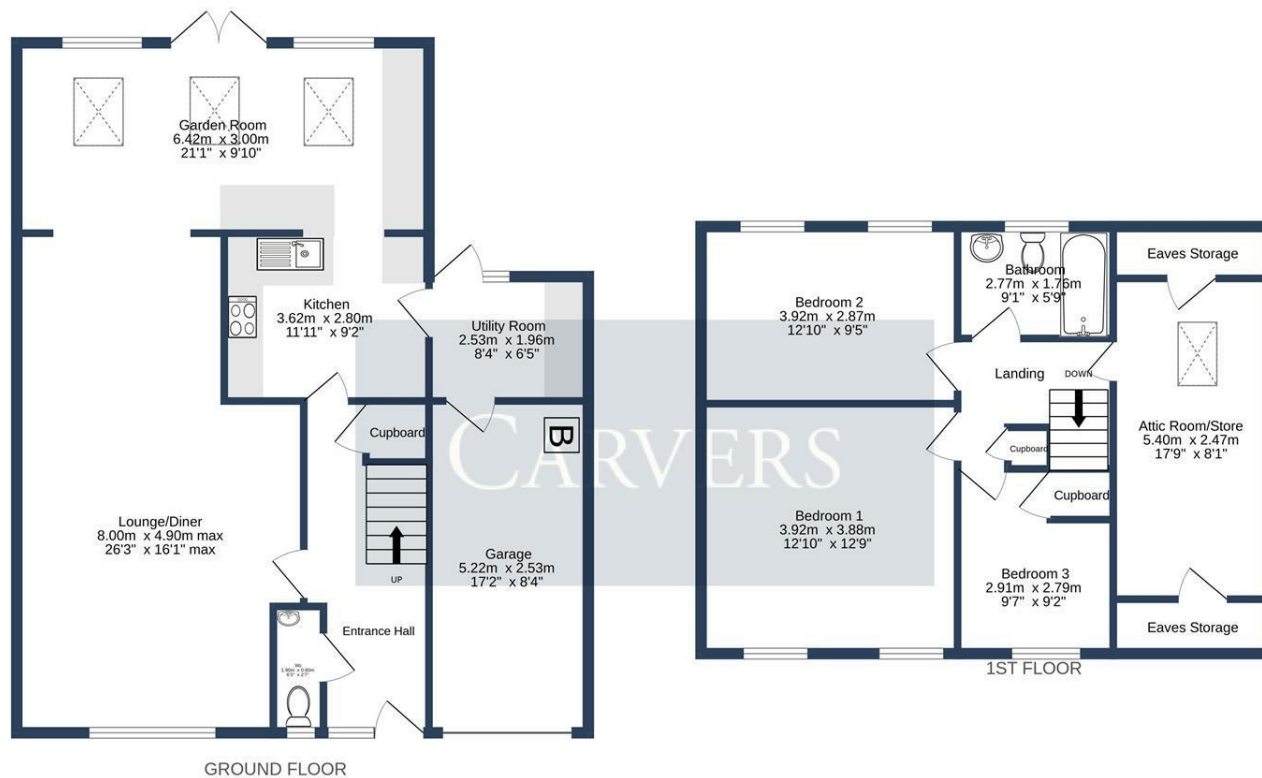
Buyers Identification Check(s)

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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)





EAST LANE, YAFFORTH. DL7 0LN.

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) 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		
England & Wales	63	69
	EU Directive 2002/91/EC	

Property size taken from EPC
1420.00 sq ft

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