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Forest Road  
Northallerton, DL6 1LD

**Offers in the region of £164,950**

House - Semi-Detached  
2 Bedroom/s  
1 Bathroom/s

A spacious two bedroomed semi detached house situated within a popular residential location within walking distance of Northallerton town center. The property has gas fired central heating and double glazing but would benefit from some moderisation. The accommodation includes a reception hall, spacious living room leading to the separate dining room. The kitchen is fitted with wall and base units and leads to a useful utility room with door to the rear garden. To the first floor there are two double bedrooms, one with wardrobes. The family bathroom is fitted with a white suite. The loft space is part boarded and accessed via a ladder. Externally there is a block paved driveway providing off street parking. A shared footpath at the side leads to the rear garden gate. The rear courtyard style garden is block paved with a decked area and store.





- Two bedroomed semi detached family home
- Fitted kitchen with separate utility room
- Gas fired central heating and double glazing
- Family bathroom
- Rear block paved courtyard with decked area and store
- Two separate reception rooms
- In need of some modernisation
- Two double bedrooms
- Block paved driveway providing off street parking
- Popular residential location

**GENERAL INFORMATION**

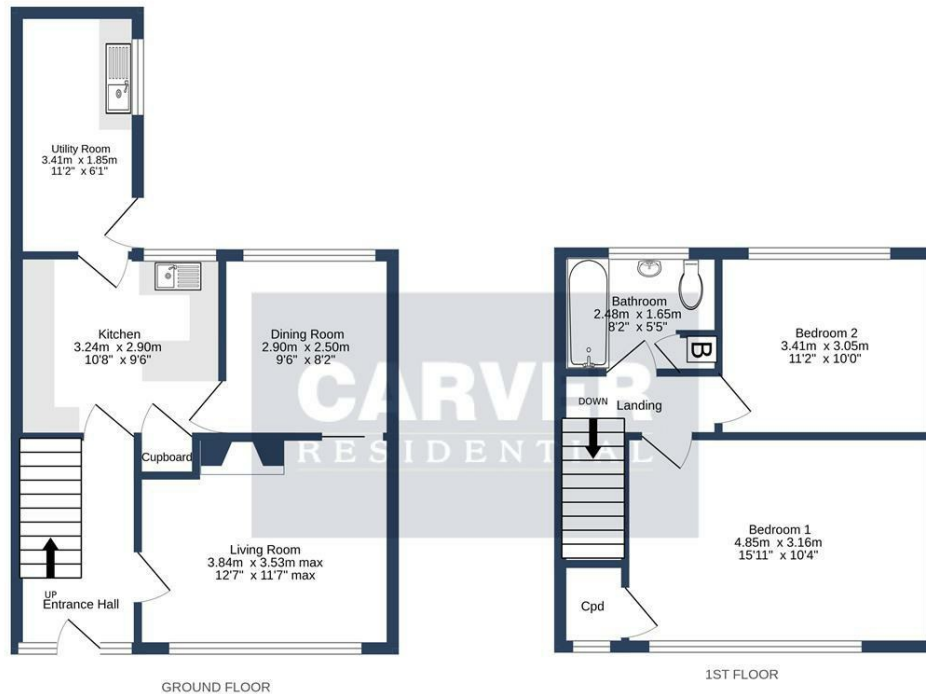
Tenure: Freehold  
 Services: Gas central heating, mains electric, water and drainage  
 Double glazing  
 Local Authority: North Yorkshire Band B

**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)



FOREST ROAD, NORTHALLERTON, DL6 1LD.

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>	67	75
(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	

Property Size from EPC  
893.00 sq ft

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MAB 6202



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