



CARVERS
SALES & LETTINGS

Byron Court
Dalton On Tees, Darlington, DL2 2PX
Offers in the region of £400,000

House - Detached



A four bedroomed detached family home with double garage and gardens situated in a cul de sac location within Dalton on Tees. The property benefits from Upvc double glazing and oil fired central heating. The beautifully presented accommodation includes a lovely reception hall, cloak room/wc, spacious living room with double doors opening in to the conservatory which opens to and over looks the fabulous rear gardens. There is also a dining room and kitchen/breakfast room with breakfast bar and integrated Neff appliances including oven, induction hob, microwave and a fridge. There is also a useful utility room. To the first floor there is a master bedroom with fitted wardrobes and an ensuite shower room/wc. There are three further good sized bedrooms and a family bathroom. Externally there is a double driveway providing off street parking and access to the double garage with twin doors and a pedestrian door to the rear garden. The lovely rear garden enjoys a west facing aspect with lawn and patio area's. Dalton on Tees is just off the A167 with Darlington, Northallerton, Yarm and Richmond within easy driving distance.



- Four bedroomed detached family home
- Living room and separate dining room
- Conservatory over looking the lovely rear garden
- Cul de sac location
- Master bedroom with fitted wardrobes and en suite shower room
- Kitchen/breakfast room with Neff integrated appliances and separate utility room
- Double driveway providing off street parking and access to the double garage
- Lovely west facing rear gardens

GENERAL INFORMATION

Tenure: Freehold

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

Double glazing

Local Authority: Richmondshire Band E

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)





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		78
(81-91) B		
(69-80) C		65
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Property size taken from EPC
1323.00 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

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