



# CARVERS

SALES & LETTINGS

East Harlsey, Northallerton, DL6 2DB

Offers in the region of £140,000

House - Terraced



A lovely, spacious one double bedroomed mid terraced character cottage situated within the popular village of East Harlsey. The accommodation benefits from oil fired central heating, double glazing and includes an entrance porch, spacious living room with beamed ceiling, modern kitchen fitted with a range of units including an oven and hob. To the first floor there is a double bedroom with a built in cupboard. The spacious bathroom is fitted with a white suite with shower over the bath. Externally there is a front garden and a good sized rear garden with gate to the rear.

The village is within easy reach of Northallerton, A19 and is situated close to the North Yorkshire Moor National Park.



- One double bed roomed period terraced cottage
- Modern kitchen and bathroom fittings
- Double bedroom
- Front and rear gardens
- Easy access to A19 and Northallerton
- Well presented living accommodation
- Spacious living room with beamed ceiling
- Oil fired central heating and Upvc double glazing
- Lovely village location

#### GENERAL INFORMATION

Tenure: Freehold

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

Double glazing.

Local Authority: North Yorkshire Band B

Part of the garden is held on possessory title

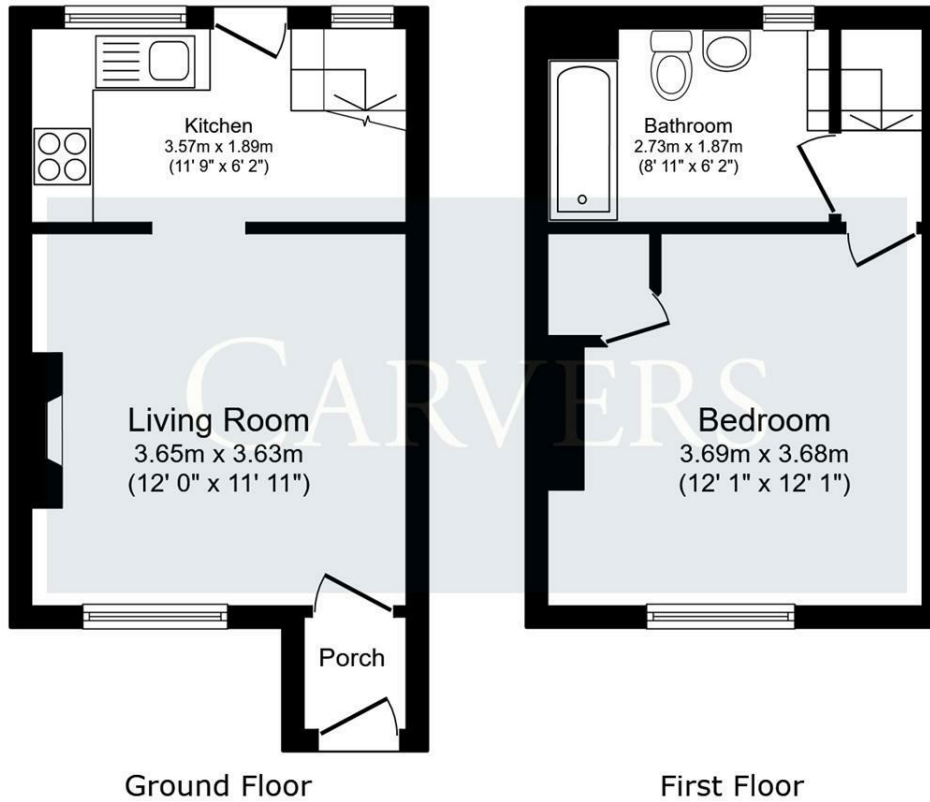
#### Buyers Identification Check(s)

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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)





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			100
(81-91) B			
(69-80) C			
(55-68) D		63	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Property size taken from EPC  
484.00 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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 The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

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