CARVERS

SALES & LETTINGS

Boston Avenue

Northallerton, DL6 1PG

Offers in the region of £195,000

House - Terraced

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An extended double fronted three bedroomed mid terraced house situated on a private road just a short distance from the High Street. The property benefits from gas fired central heating from a combination boiler and Upvc double glazing. The accommodation would benefit from a little updating and includes an entrance hall, two receptions rooms with square bay windows to the front. The extended kitchen/breakfast room is fitted with a range of wall and base units and there is a useful utility room and separate cloak room/wc. To the first floor there are three bedrooms, two of which have built in wardrobes. The bathroom is fitted with a white suite including a shower cubicle. Externally there is a front garden and to the rear a courtyard garden. Some of the neighboring properties have created parking from their garden areas and subject to any permissions or consents this could be investigated. The property is situated just off Grammar School lane and provides easy access to the High Street. No onward chain.

- Extended double fronted three bedroomed mid terraced family home
- Two separate reception rooms
- Gas central heating and Upvc double glazing
- Close to town centre
- Would benefit from a little updating
- Extended kitchen/breakfast room, separate utility room and wc
- Front garden and rear courtyard garden
- No onward chain

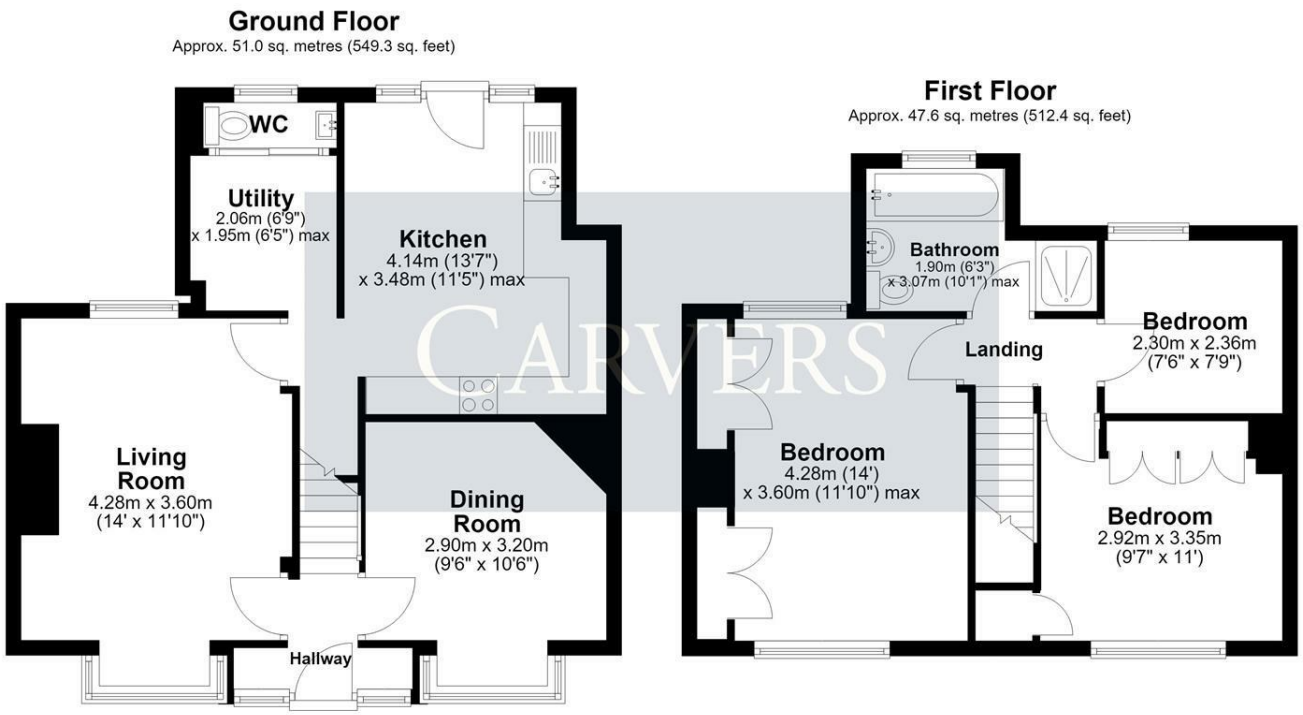
GENERAL INFORMATION
Tenure: Freehold
Services: Gas central heating, mains electric, water and drainage
Double glazing
Local Authority: North Yorkshire Band B

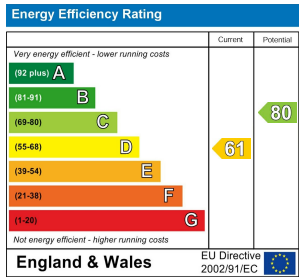
Buyers Identification Check(s)

Should a purchaser(s) have an offer accepted on a property marketed by Carvers 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)





Property size taken from EPC
990.00 sq ft

Total area: approx. 98.6 sq. metres (1061.6 sq. feet)

11 Boston Avenue, Northallerton

The Property Ombudsman RICS naea propertymark PROTECTED arla propertymark PROTECTED Ethical Agent Network

These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as statements or representations of fact and any intending purchaser must satisfy themselves by inspection or otherwise to the correctness of each of the statements contained in these particulars. The vendor does not make or give, and neither Carvers nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.

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