



**CARVERS**  
SALES & LETTINGS

Goldfinch Way  
Northallerton, DL6 2FT  
Offers in the region of £270,000

House - Semi-Detached



Modern three double bed roomed semi detached house providing beautifully presented living accommodation benefitted from gas fired central heating and double glazing. The accommodation includes an entrance vestibule, spacious living room with door into the garage. The open plan kitchen/dining room is fitted with a good range of wall and base units including integrated oven, hob, dishwasher and fridge freezer and door leads to the rear garden. There is also a large cloakroom/wc. To the first floor the spacious landing provides access to the master bedroom with fitted wardrobes and ensuite shower room. There are two further double bedrooms and a family bathroom with shower over the bath. Externally there is a double driveway providing off street parking and access to the garage which has been divided into two rooms and can easily be reinstated if required. There is a side gate leading to the lovely low maintenance rear garden with patio and astro tuft lawn.



- Modern three double bed roomed semi detached house
- Open plan kitchen/dining room with integrated appliances
- Spacious living room
- Double driveway with off street parking
- Excellent location within easy reach of local school and amenities
- Beautifully presented living accommodation
- Master bedroom with fitted wardrobes and en suite shower room
- Integral garage which has been divided into two spaces
- Low maintenance rear astro turf garden with patio and shed

#### GENERAL INFORMATION

Tenure: Freehold

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

Double glazing

Local Authority: North Yorkshire Band C

Communal management charge estimate £89.95 per year

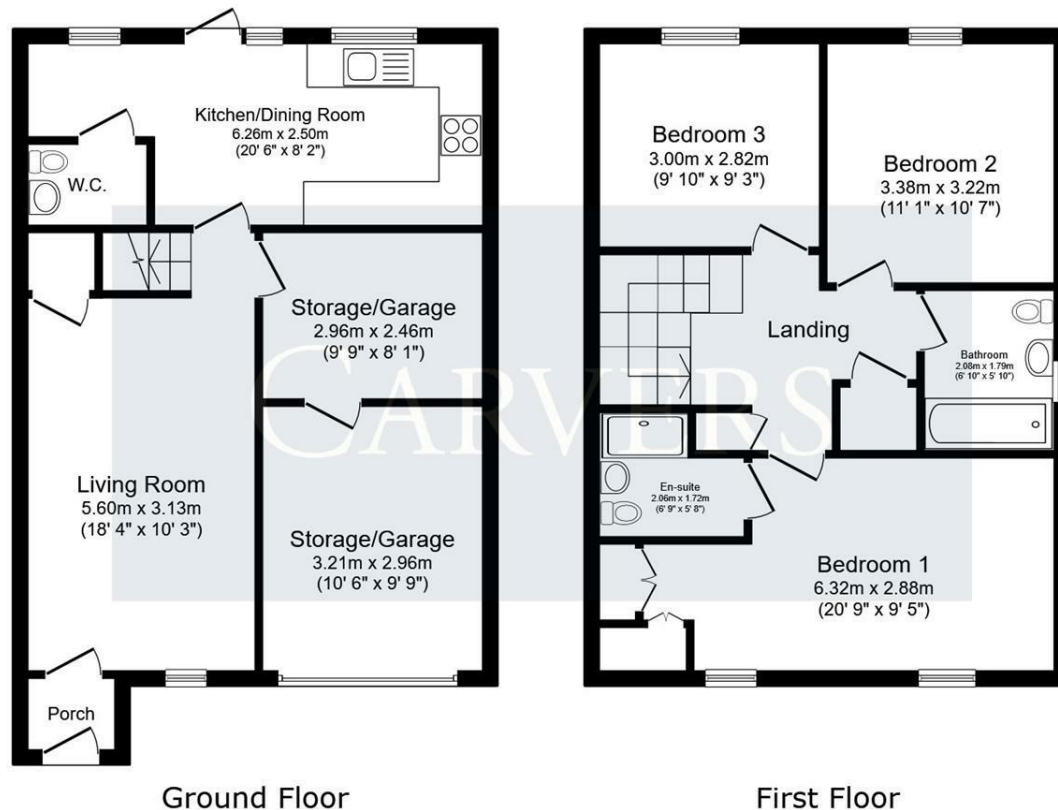
#### Buyers Identification Check(s)

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) <b>A</b>                          |         | 94                      |
| (81-91) <b>B</b>                            | 83      |                         |
| (69-80) <b>C</b>                            |         |                         |
| (55-68) <b>D</b>                            |         |                         |
| (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 taken from EPC  
968.00 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

**Searching 1,000s of mortgages**  
Access to 12,000+ products from 90+ lenders across the UK.  
Call: 01325 370341 Visit: Any of our offices  
Web: [mortgageadvicebureau.com/carvers](http://mortgageadvicebureau.com/carvers)

Your home may be repossessed if you do not keep up repayments on your mortgage.  
There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances.  
The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

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.