



# CARVERS

SALES & LETTINGS

Crosby Road

Northallerton, DL6 1AG

Offers in the region of £210,000

House - Terraced



An extended three bedroomed terraced property situated in a popular residential location and within easy reach of local school and town centre. The property benefits from gas fired central heating and Upvc double glazing. The beautifully presented accommodation includes an entrance hall, spacious living room with log burning stove and French doors leading to the rear courtyard. The open plan kitchen/dining room has been extended and has French doors leading to the courtyard. The kitchen area is fitted with wall and base units together with breakfast bar. The family bathroom is located on the ground floor and is fitted with a white suite with shower over the bath. To the first floor there is a master bedroom with en suite shower room/wc. There are two further bedrooms. Externally there is a driveway providing off street parking and a front garden. The rear courtyard is a lovely area for outside entertaining with patio area, and two covered area's. There is also an insulated office/gym/store with power. A pedestrian gate leads to the rear service lane.



- Extended three bedroomed terraced property
- Spacious living room with log burning stove and French doors to the rear courtyard
- Gas central heating and double glazing
- Lovely rear courtyard with covered area and useful office/gym/store
- En suite shower room to main bedroom
- Open plan kitchen/dining room with French doors opening to the rear courtyard
- Driveway providing off street parking
- Popular location within walking distance of the town centre

#### GENERAL INFORMATION

Tenure: Freehold

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

Double glazing

Local Authority: North Yorkshire Band B Improvement indicator.

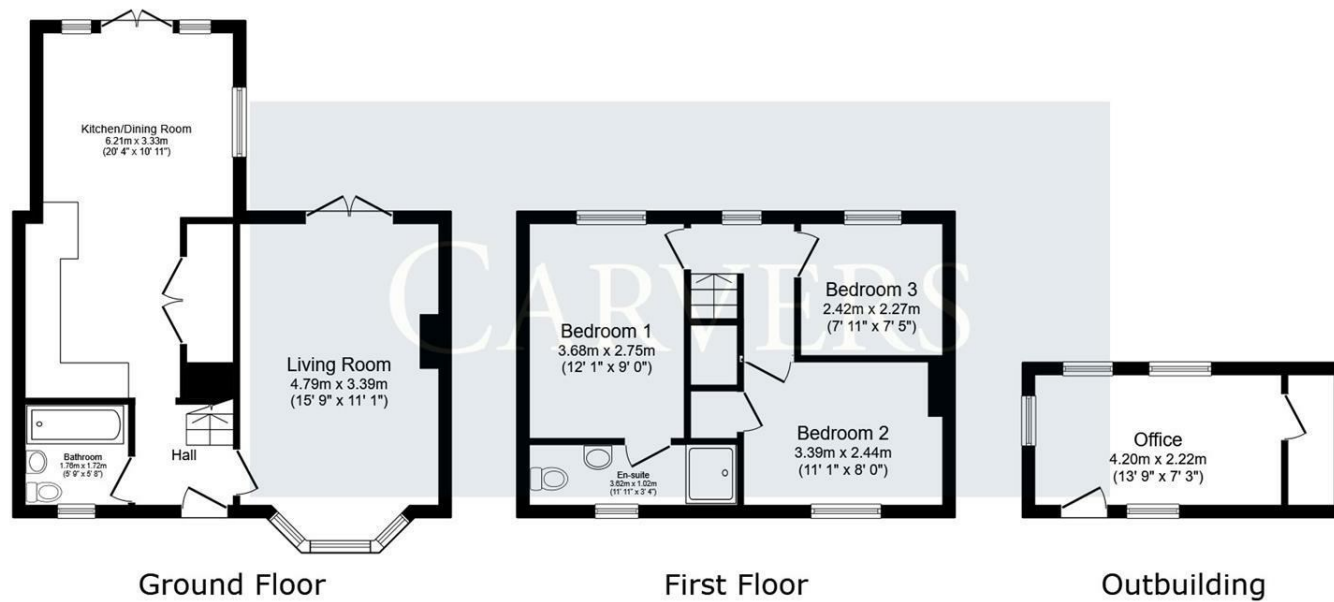
#### Buyers Identification Check(s)

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>		
(81-91) <b>B</b>		
(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 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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 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.

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