



# CARVERS

SALES & LETTINGS

Bransdale Avenue

Romanby, Northallerton, DL7 8FY

Offers in the region of £215,000

House - Semi-Detached



A beautifully presented two double bedroomed semi detached home with landscaped front and rear gardens situated in a popular location within easy reach of the High Street and rail way station. The property benefits from gas fired central heating and Upvc double glazing. The accommodation includes an entrance vestibule, spacious living room, kitchen/dining room with fitted kitchen including integrated hob, oven, fridge and granite work tops. The conservatory over looks and open to the rear garden and also provides access to the garage. From the landing there is access via a ladder to the part boarded loft. The main bedroom has fitted wardrobes and dressing table. Bedroom two is also a double room. The shower room is tiled and fitted with a corner shower cubical. Externally there are low maintenance front and rear gardens, driveway providing off street parking and a garage with remote roller door and utility area.



- Beautifully presented two double bedroomed semi detached house
- Spacious living room
- Fitted kitchen/dining room with integrated appliances and granite work tops
- Conservatory with door to the garage and French doors to the rear garden
- Master bedroom with fitted wardrobes and dressing table
- Tiled shower room/wc
- Landscaped front and rear gardens
- Driveway providing off street parking
- Garage with utility area and remote roller door
- No onward chain door

#### GENERAL INFORMATION

Tenure: Freehold

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

Double glazing

Local Authority: North Yorkshire Band B Improvement indicator.

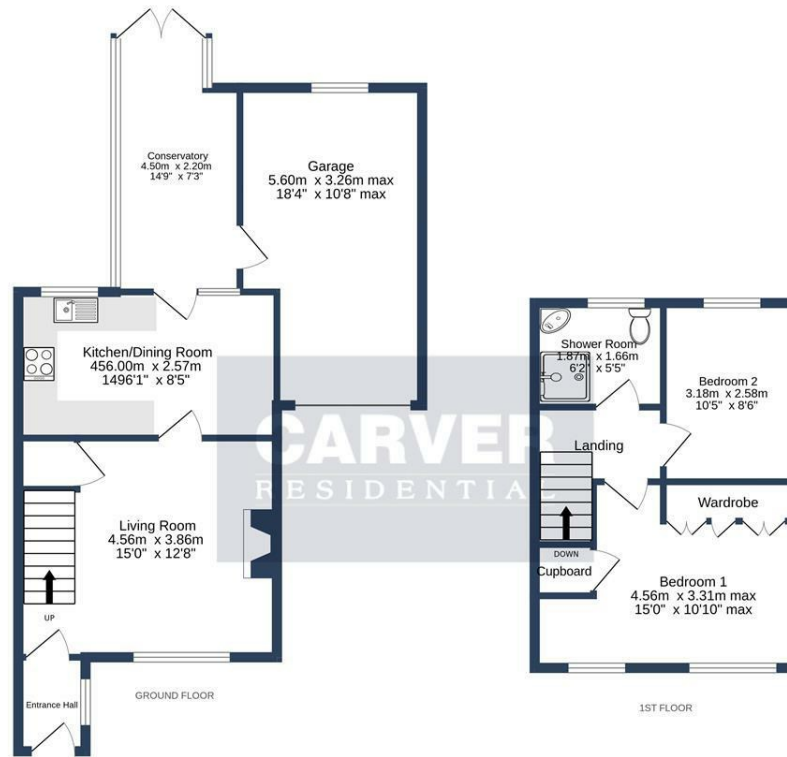
#### Buyers Identification Check(s)

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)





BRANSDALE AVENUE, ROMANBY, NORTHALLERTON, DL7 8FY.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropex C2020.

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  
667.00 sq ft

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