CARVERS

SALES & LETTINGS

High Trace

Northallerton, DL6 1BG

Offers in the region of £320,000

House - Detached

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A well positioned three bedroomed detached family home providing spacious living accommodation together with driveway, garage and front and rear gardens. The accommodation includes a reception hall, cloak room/wc, spacious living room, lovely open plan kitchen/dining room. The kitchen area is fitted with wall and base units together with integrated oven and hob plus free standing fridge and washing machine. There is a door to the rear garden and to the garage. The dining area has French doors opening to the rear garden. To the first floor there are two double bedrooms each with built in wardrobes and there is also a single bedroom. The bathroom is fitted with a white suite including a shower cubicle. Externally there is a front garden and driveway providing off street parking for several cars and access to the garage. There is a mature rear garden with lawn and gravel patio seating areas. A gate leads to the front.

- Three bedroomed detached family home
- Open plan kitchen/dining room
- Two double bedrooms with built in wardrobes
- Driveway providing off street parking and access to the larger than average garage
- No onward chain
- Sought after residential location
- Spacious living room
- Gas central heating and double glazing
- Front and rear gardens

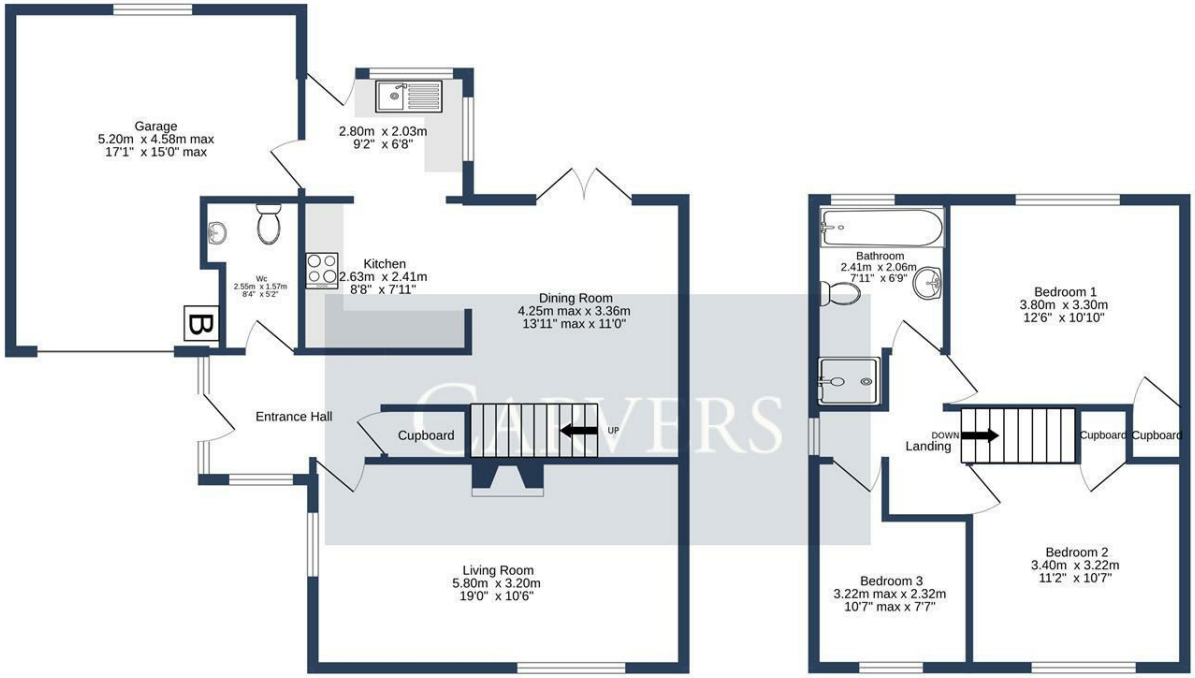
GENERAL INFORMATION
Tenure: Freehold
Services: Gas central heating, mains electric, water and drainage
Double glazing
Local Authority: North Yorkshire Band D

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)



HIGH TRACE, NORTHALLERTON. DL6 1BG.

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.
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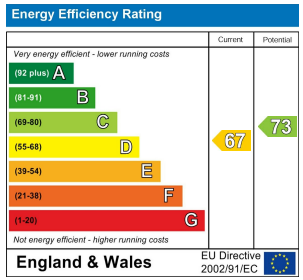

Property size taken from EPC sq ft

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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