



An extended three bedroomed family home providing versatile and spacious living accommodation with the extension creating ground floor annex style accommodation with a spacious living room/bedroom, shower room/wc/utility room and private entrance door. The property benefits from gas fired central heating and double glazing. The accommodation includes a reception hall with cloaks cupboard, living room with bay window to the front, dining room with breakfast bar and an open plan feel leading to the kitchen fitted with modern high gloss wall and base units including integrated ove, hob and dish washer. From the rear hall there is the annex accommodation including a large living room/bedroom with French doors to the rear garden and large boarded loft space with drop down ladder. There is also a shower room/wc, private front door and door to the rear garden. To the first floor there are two double bedrooms and a good sized bedroom three. The family bathroom is fitted with a white suite with shower over the bath. Externally there is a driveway to the front providing off street parking. The is a large mature south west facing rear lawn garden.





- Extended three bedroomed semi detached home
- New kitchen with open plan feel to dining room
- Gas central heating and double glazing
- Large south west facing rear garden
- Ground floor annex style accommodation with shower room/wc/utility room
- Spacious living room with bay window
- Driveway providing off street parking
- Within easy reach of Northallerton High Street

GENERAL INFORMATION

Tenure: Freehold

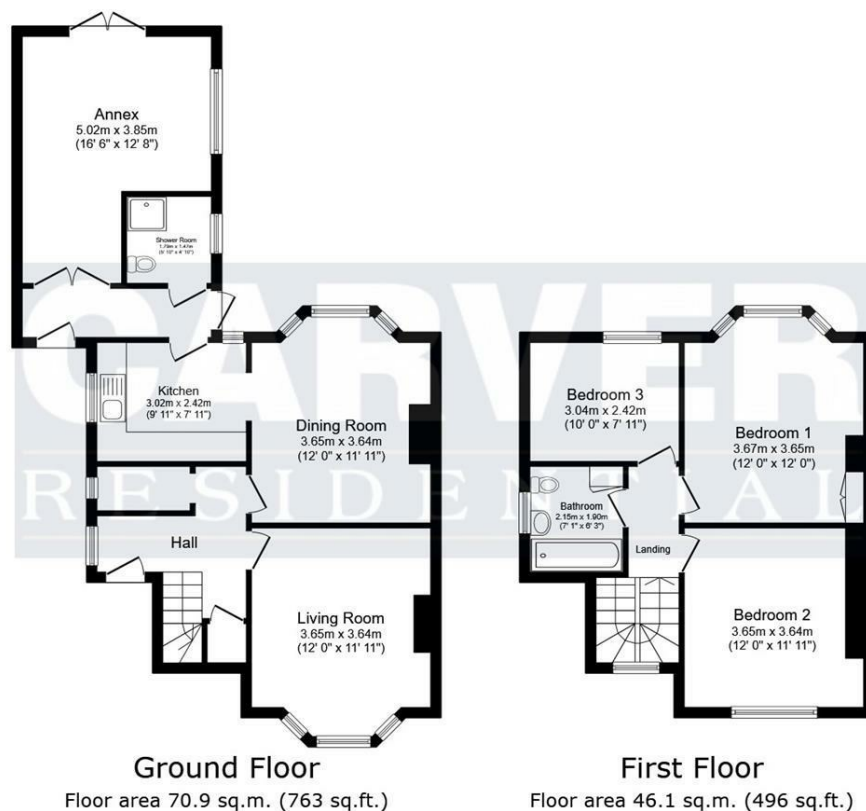
Services: Gas central heating, mains electric, water and drainage.

Double glazing

Local Authority: North Yorkshire Band D

Buyer(s) Identification Checks

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.



Total floor area: 117.0 sq.m. (1,259 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

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	57	74
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

We can search 1,000s of mortgages for you

It could take just 15 minutes with one of our specialist advisers:
Call: 01325 380088. Visit: Any of our Offices. Online: www.mortgageadvicebureau.com/carver



Your home may be repossessed if you do not keep up repayments on your mortgage.
There will 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

MAB 6202



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 himself 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 Nick & Gordon Carver Residential or Commercial, Nick & Gordon Carver, nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property



14 Duke Street, Darlington
Co Durham, DL3 7AA
01325 357807
sales@carvergroup.co.uk

63 Dalton Way, Newton Aycliffe
Co Durham DL5 4NB
01325 320676
aycliffe@carvergroup.co.uk

41 Market Place, Richmond
North Yorkshire, DL10 4QL
01748 825317
richmond@carvergroup.co.uk

219 High Street, Northallerton
North Yorkshire DL7 8LW
01609 777710
northallerton@carvergroup.co.uk