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Brickside Way  
Northallerton, DL6 2FE

**Offers in the region of £240,000**

House - Semi-Detached  
3 Bedroom/s  
2 Bathroom/s

A beautifully presented modern three bedroomed semi detached house situated in a popular residential location. The property benefits from gas fired central heating and Upvc double glazing. The accommodation includes an entrance hall, cloakroom/wc, spacious living room, kitchen/dining room with integrated oven, hob and French doors to the rear patio and garden. The master bedroom has fitted wardrobes and an ensuite shower room/wc. There are two further bedrooms and a family bathroom with shower over the bath. There is a front garden, driveway to the side providing off street parking and access to the EV point and garage with roller door and pedestrian door. The attractive rear garden is a good size with patio, lawn and side gate.





- Modern three bedroomed semi detached home
- Master bedroom with fitted wardrobes and ensuite shower room/wc
- Kitchen/dining room with French doors to rear garden
- Good sized rear garden with patio
- Beautifully presented
- Spacious living room
- Driveway providing off street parking and access to the garage

#### GENERAL INFORMATION

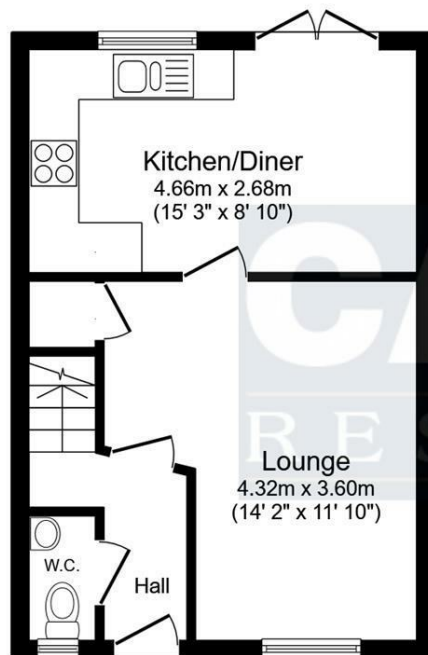
Tenure: Freehold  
 Services: Gas central heating, mains electric, water and drainage  
 Double glazing  
 Local Authority: North Yorkshire Band C  
 Communal management charge TBC

#### Buyers Identification Check(s)

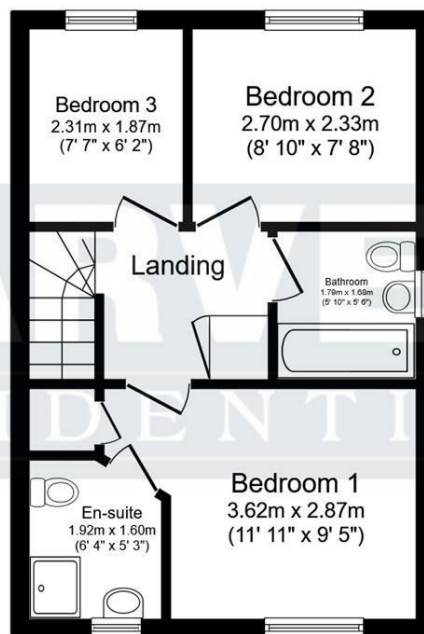
Should a purchaser(s) have an offer accepted on a property marketed by Carver Residential they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify 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

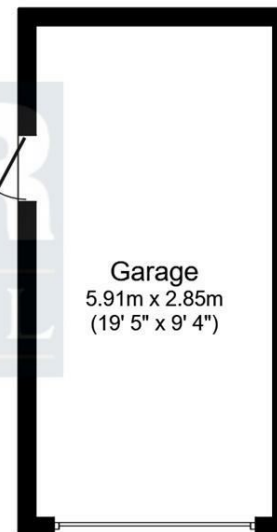
Please note the property size is taken from the Energy Performance Certificate and may not take into account all rooms from the floorplan (due to unheated space not being calculated e.g. this may potentially exclude a conservatory and/or garage)



Ground Floor



First Floor



Garage

| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) <b>A</b>                          |         | 95                      |
| (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 |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |

Property Size from EPC  
674.00 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](http://www.Propertybox.io)

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MAB 6202



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