



An extended three bedroomed semi detached family home situated within a cul de sac location. The property benefits from gas fired central heating and Upvc double glazing and the accommodation includes a reception hall, open plan living room / dining room with extended garden room area with patio doors to the rear. The kitchen is fitted with a range of wall and base units and there is a separate utility room with door to the rear. To the first floor there are two double bedrooms and a good sized bedroom three. The bathroom is fitted with a modern white suite with shower over the bath. The loft is partially boarded and accessed via a drop down ladder. Externally there is driveway providing off street parking and access to the garage. The rear garden enjoys a west facing aspect with stone flagged patio area and lawn. The property is located within a popular residential location in Brompton and is within easy reach of Northallerton.





- Extended three bedroomed semi detached home with garage and driveway
- Kitchen with separate utility room
- Gas fired central heating and double glazing
- Spacious living accommodation
- Modern bathroom with white suite
- West facing rear garden

GENERAL INFORMATION

Tenure: Freehold

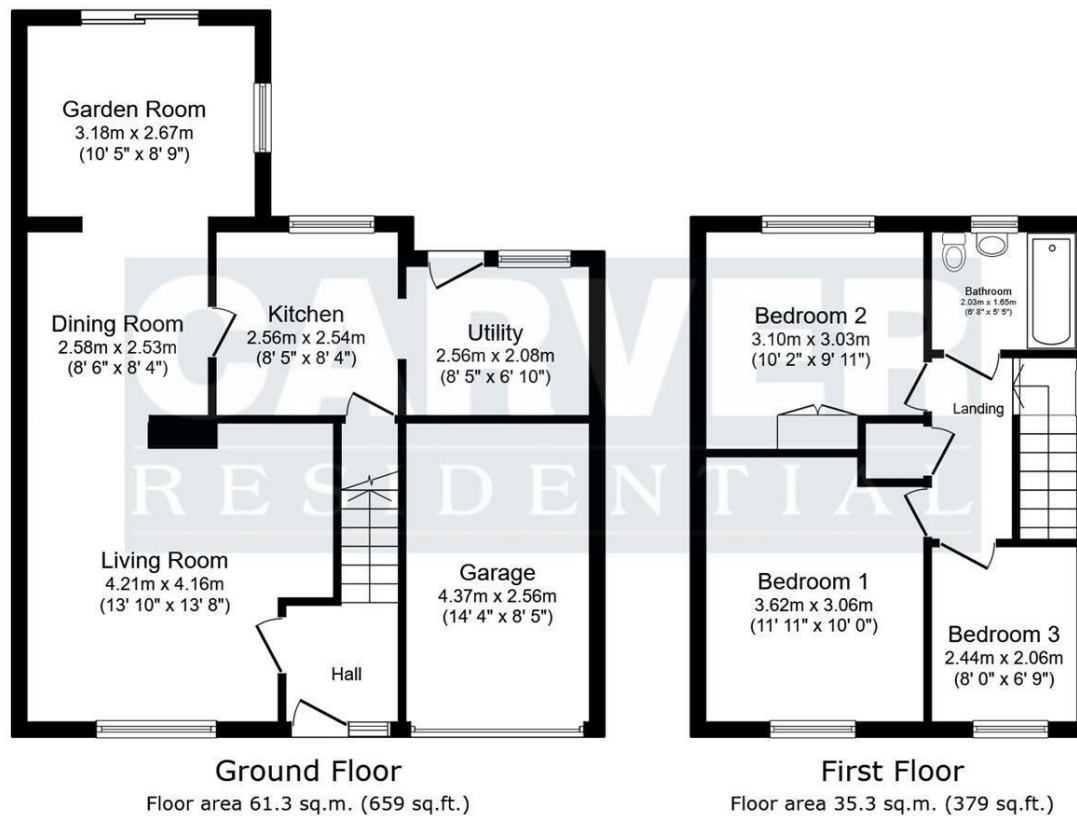
Services: Gas central heating, mains electric, water and drainage

Double glazing

Local Authority: North Yorkshire Band B

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.



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		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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MAB 6202



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