



**CARVERS**  
SALES & LETTINGS

3 Meadow Lane  
Northallerton, DL6 1RE  
Offers in the region of £185,000

House - Semi-Detached



A well presented spacious three bedroomed family home with large rear garden and driveway providing off street parking. The property benefits from double glazing and gas fired central heating together with modern kitchen and bathroom fittings. The accommodation includes a reception hall, spacious living room/dining room with French doors opening to the rear patio and garden. Fitted kitchen providing access to the internal passage, store rooms and doors to the front and rear. To the first floor there are two double bedrooms both with built in wardrobes and a good sized bedroom three. The family bathroom is fitted with a white suite with shaped bath with shower over head. Externally there is a graveled front garden/hard standing and driveway providing off street parking. There is a large rear garden with decked patio and lawn. There is no onward chain.



- Three bedroomed linked terraced house
- Well presented living accommodation
- Spacious living room/dining room with French doors
- Modern kitchen and bathroom
- Two double bedrooms with built in wardrobes
- Gas central heating and double glazing
- Driveway providing off street parking
- Internal passage and two store rooms
- Large rear garden with decked patio and lawn
- Vacant possession and no onward chain

#### GENERAL INFORMATION

Tenure: Freehold

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

Double glazing

Local Authority: North Yorkshire Band B

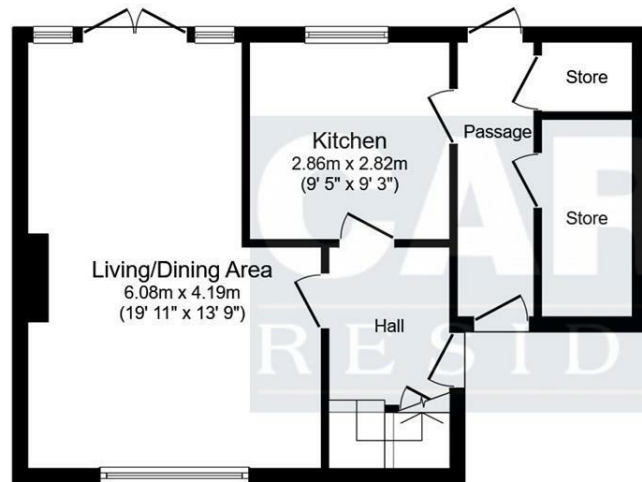
#### Buyers Identification Check(s)

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.

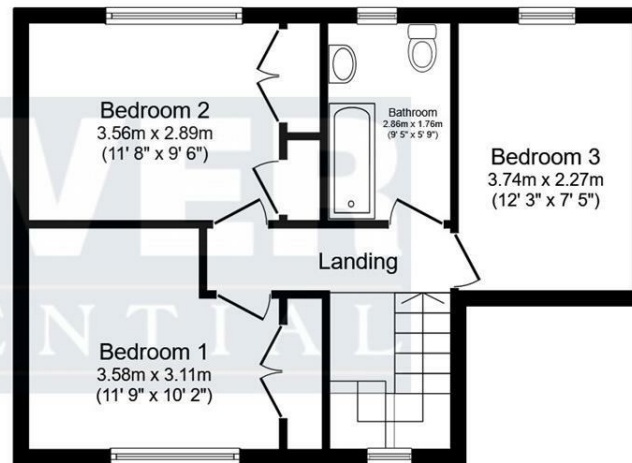
#### Property Size Information

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

| 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  
914.00 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

## Searching 1,000s of mortgages

Access to 12,000+ products from 90+ lenders across the UK.

Call: 01325 370341 Visit: Any of our offices

Web: [mortgageadvicebureau.com/carvers](http://mortgageadvicebureau.com/carvers)



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

There may 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.



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.