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Thornbrough Road  
Northallerton, DL6 1DJ

**Offers in the region of £395,000**

House - Detached  
4 Bedroom/s  
1 Bathroom/s

An extended four bedroomed detached family home with front and rear gardens, driveway and garage. The beautifully presented accommodation benefits from gas fired central heating and double glazing and includes a reception hall, cloak room/wc, spacious living room with multi fuel stove, dining room with patio doors to the rear garden and a study. The kitchen/breakfast room is fitted with a modern range of wall and base units including integrated oven, hob, dishwasher, fridge freezer and wine cooler. To the first floor there are four good sized bedrooms with three having fitted/built in wardrobes. The luxury family bathroom is fitted with a white suite with double walk in shower, twin ended bath, heated towel rail and underfloor heating. Externally there is a front garden, driveway providing off street parking and access to the large garage with workshop/utility area. The lovely rear garden has two stone patio areas, covered decked area and lawn with borders.





- Extended four bedroomed detached family home
- Modern kitchen / breakfast room with integrated appliances and granite work tops
- Dining room with patio doors to the rear garden
- Gas central heating and Upvc double glazing
- Front garden and lovely landscaped rear garden with patio areas and lawn
- Beautifully presented living accommodation
- Spacious living room with multi fuel stove
- Luxury modern bathroom suite with double walk in shower, twin ended bath and underfloor heating
- Driveway providing off street parking and access to the extended garage with workshop / utility space
- Popular residential location

#### GENERAL INFORMATION

Tenure: Freehold

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

Double glazing

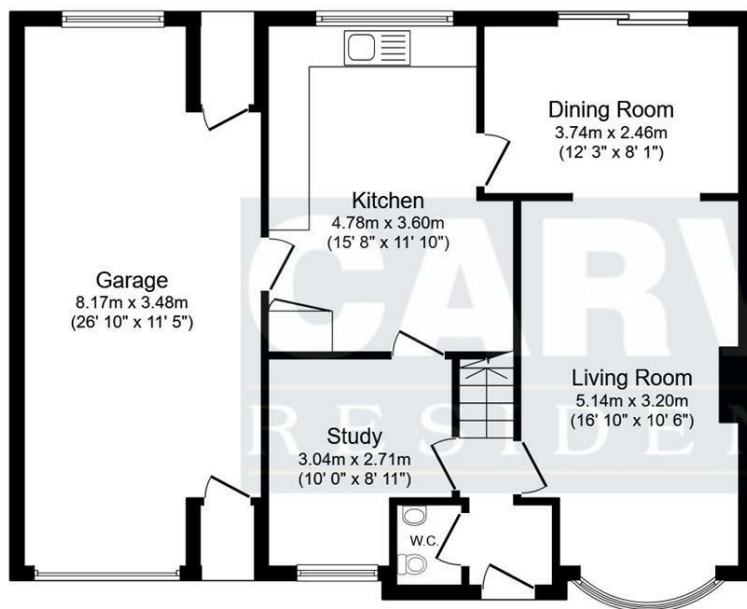
Local Authority: North Yorkshire Band E

#### Buyers Identification Check(s)

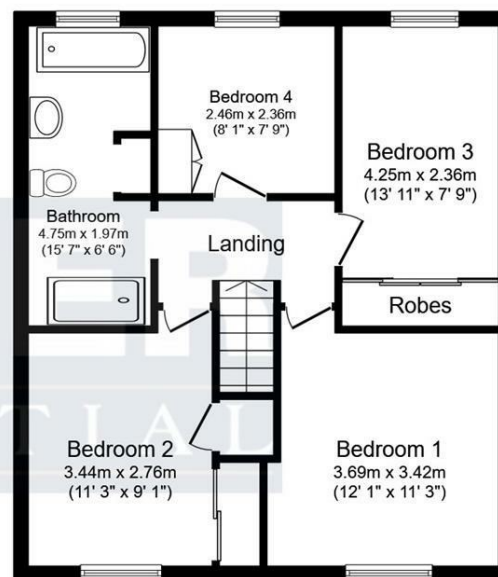
Should a purchaser(s) have an offer accepted on a property marketed by Carver Residential they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify 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**  
Floor area 84.5 sq.m. (909 sq.ft.)



**First Floor**  
Floor area 54.6 sq.m. (588 sq.ft.)

Total floor area: 139.1 sq.m. (1,497 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) <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 from EPC  
1130.00 sq ft

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MAB 6202



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