



# CARVERS

SALES & LETTINGS

Northallerton Road

Brompton, Northallerton, DL6 2QB

Offers in the region of £280,000

House - Detached



An extended three bedroomed detached family home located on a large corner site with gardens to the front, side and rear. The property benefits from gas fired central heating and double glazing. The spacious accommodation includes an entrance hall, spacious living room leading to the dining area which has an open plan feel leading to the kitchen extension with vaulted ceiling, breakfast bar and integrated appliances including oven, hob, and fridge freezer. The conservatory opens out to the side garden and there is also a useful utility room and cloakroom/wc. To the first floor there are two double bedrooms both with built in wardrobes with mirrored doors and bedroom three is a good size. The modern family bathroom is fitted with a white suite with shower over the bath. Externally there is a driveway providing off street parking and access to the garage. There are gardens to three sides including a patio area.



- Extended three bedroomed detached family home on a large corner site
- Kitchen extension with vaulted ceiling and integrated appliances
- Living room open plan to dining area
- Gas central heating and Upvc double glazing
- Gardens to the front, side and rear offering potential to extend subject to planning permission and consents
- Conservatory overlooking the garden
- Useful utility room and cloakroom/wc
- Two double bedrooms with built in wardrobes and large single bedroom
- Driveway providing off street parking and access to the garage
- Popular location

## GENERAL INFORMATION

Tenure: Freehold

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

Double glazing

Local Authority: North Yorkshire Band C

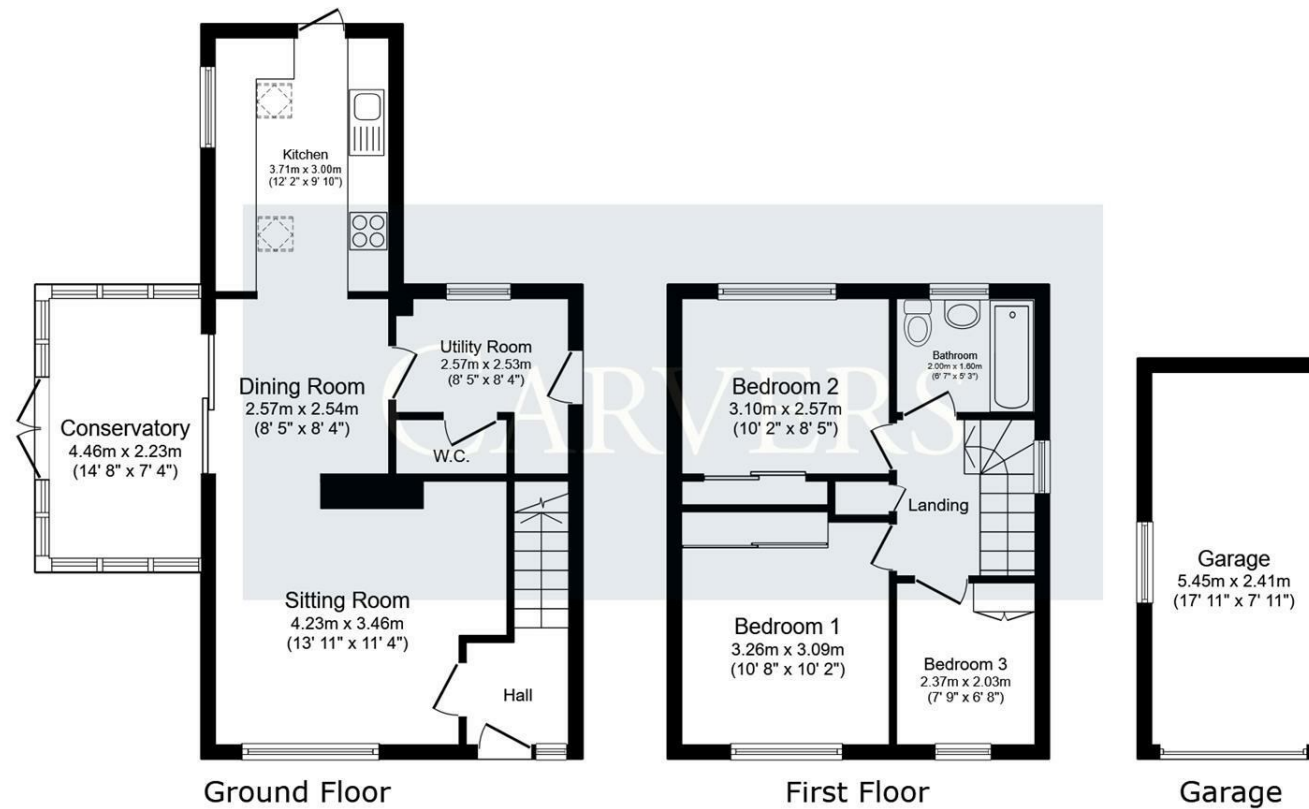
## Buyers Identification Check(s)

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)





| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) <b>A</b>                          |         | <b>84</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  
871.00 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.