



CARVERS

SALES & LETTINGS

St. James Drive

Northallerton, DL7 8XL

Offers in the region of £245,000

House - Semi-Detached



A well presented three bedroomed semi detached family home located in a popular residential location. The property benefits from gas fired central heating, Upvc double glazing and solar panels. The accommodation includes a reception hall, spacious living room with double doors leading to the open plan kitchen/dining room. The kitchen area is fitted with wall and base units together with integrated oven, hob, microwave and dishwasher. The dining area has a breakfast bar area and French doors opening to the rear garden and patio. To the first floor there are two double bedrooms, one with fitted wardrobes and a single third bedroom. The bathroom is fitted with a modern suite with vanity unit and shower over the bath. The loft is boarded and accessed via a timber ladder. Externally there is a front garden, driveway providing off street parking and access to the garage with remote door. The rear garden enjoys a south facing aspect with patio, lawn and garden store. There is no onward chain.



- Three bedroomed semi detached family home
- Open plan kitchen/dining room
- Spacious living room
- Modern bathroom suite
- Gas fired central heating and Upvc double glazing
- South facing rear garden
- Driveway providing off street parking, garage with remote door and attached garden store
- Popular residential location
- No onward chain

GENERAL INFORMATION

Tenure: Freehold

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

Double glazing

Local Authority: North Yorkshire Band C

Solar Panels

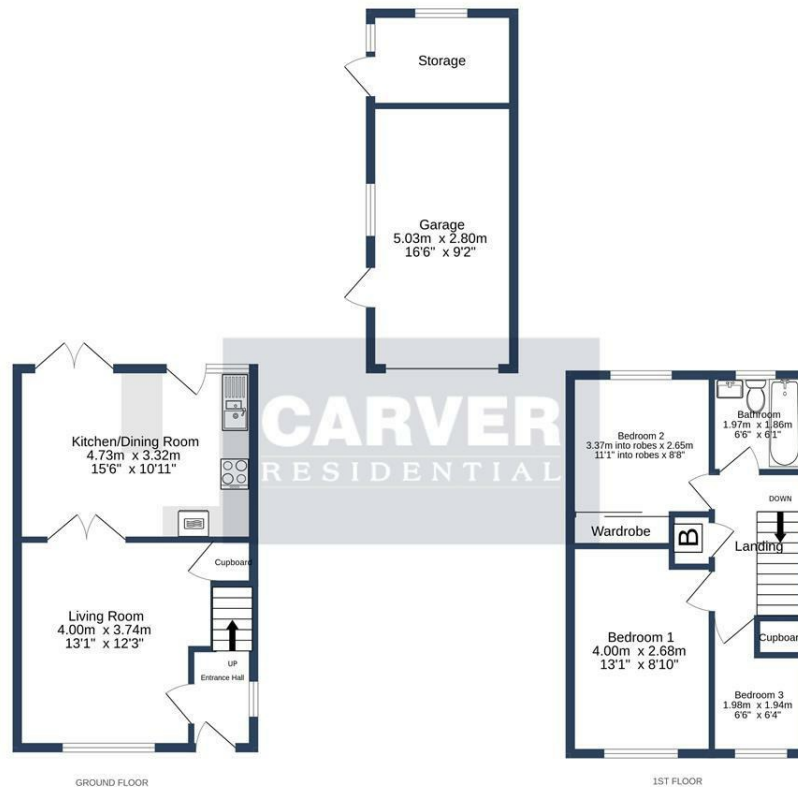
Buyers Identification Check(s)

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)





ST JAMES DRIVE, NORTHALLERTON. DL7 8XL.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	79	80
(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

Property size taken from EPC
753.00 sq ft

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