



CARVERS

SALES & LETTINGS

Cleveland House, East Lane

Yafforth, Northallerton, DL7 0LN

Offers in the region of £429,950

House - Detached



An extended three double bed roomed detached family home providing beautifully presented living accommodation. The property benefits from oil fired central heating and double glazing with accommodation including a reception hall, cloak room/wc, spacious living room/dining room leading to the open plan garden room/kitchen. The bespoke Deansburys kitchen includes an integrated dishwasher and granite worktops. The garden room overlooks and opens out to the rear garden. There is a useful utility room with door into the integral garage. To the first floor there are three double bedrooms and a modern refurbished family bathroom. Also from the landing there is a half height door leading to the attic room above the garage providing a versatile space. Externally there is a front garden and driveway leading to the garage. There is a beautiful landscaped mature rear garden with patio, lawn and vegetable area. The village of Yafforth is situated within easy reach of Northallerton.



- Extended three double bedroomed detached family home
- Beautifully presented living accommodation
- Lovely open plan garden room/kitchen
- Spacious living room/dining room
- Bespoke fitted kitchen with granite work tops
- Three double bedrooms and versatile first floor attic room/store
- Modern bathroom
- Driveway providing off street parking and access to the garage
- Front and large landscaped rear gardens adjoining countryside
- Popular village location

GENERAL INFORMATION

Tenure: Freehold.

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

Double glazing.

Local Authority: North Yorkshire is Band E. Improvement indicator.

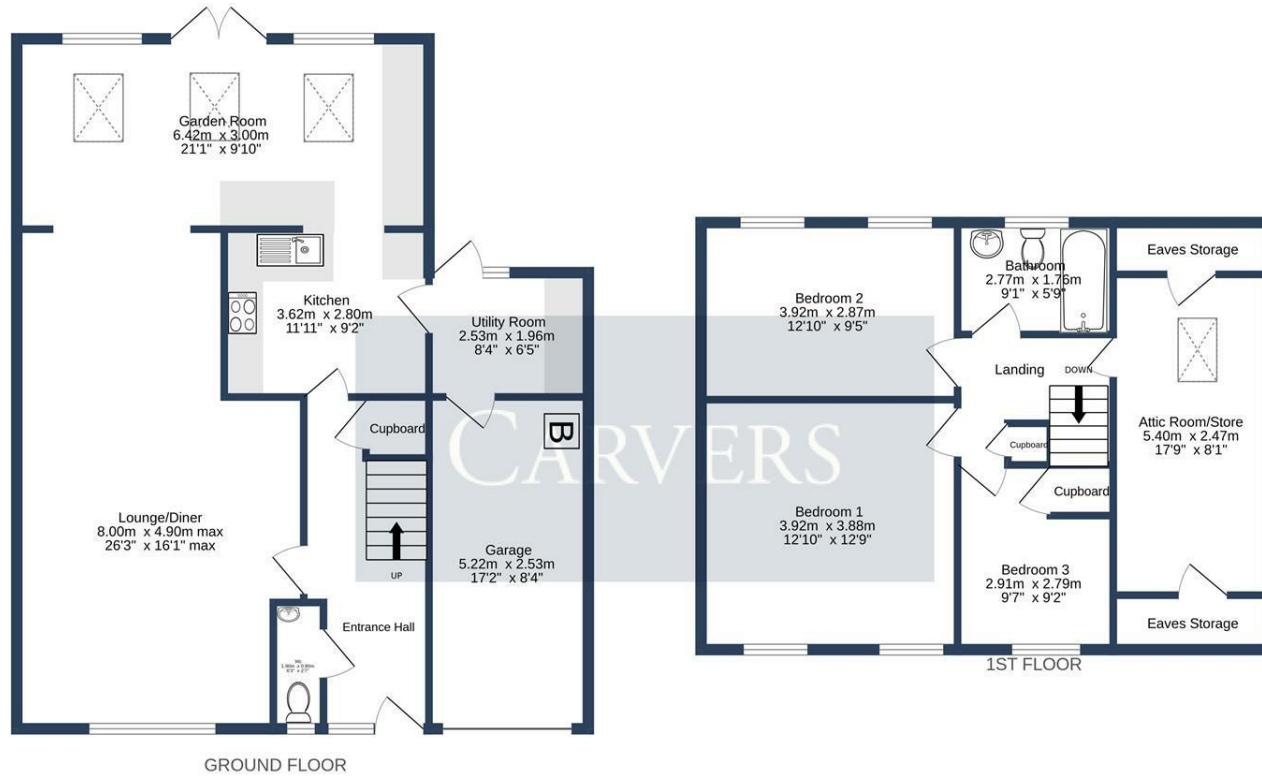
Buyers Identification Check(s)

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)





EAST LANE, YAFFORTH. DL7 0LN.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	63	69
(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
1420.00 sq ft

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The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

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