



**CARVERS**  
SALES & LETTINGS

Laverton Villa, South Otterington  
Northallerton, DL7 9HU  
Price £365,000

Bungalow - Dormer Semi

Detached



3



3



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A spacious and well presented two/three bedroomed semi detached dormer bungalow offering versatile living accommodation benefitting from oil fired central heating, double glazing and period style features including picture rails, panel doors and fire places. The accommodation includes a reception hall, useful understairs storage cupboard, three reception rooms (one could be a third bedroom) newly fitted kitchen/breakfast room with walk in corner pantry cupboard, breakfast bar and integrated oven, hob and dishwasher. The family bathroom is fitted with a white suite and includes a shower cubicle. To the first floor there are two double bedrooms and a w/c. Externally a five bar gate leads to the driveway providing off street parking and access to the sectional garage. The large front garden is mainly laid to lawn with mature borders. The rear cottage style garden has mature borders, a raised decked patio and garden shed. The village of South Otterington has a primary school and is situated just off the A167 approximately 5 miles south of Northallerton.



- A two/three bedroomed semi detached period dormer bungalow
- Two first floor double bedrooms and three reception rooms
- Ground floor family bathroom/wc and first floor wc
- Oil fired central heating and double glazing
- Rear garden with raised decked patio area
- Newly fitted kitchen/breakfast room with integrated appliances
- Versatile living accommodation
- Period features including fire places and stripped doors
- Large front garden and driveway providing off street parking and access to the garage
- Popular village location to the South of Northallerton

#### GENERAL INFORMATION

Tenure: Freehold

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

Double glazing

Local Authority: North Yorkshire Band C

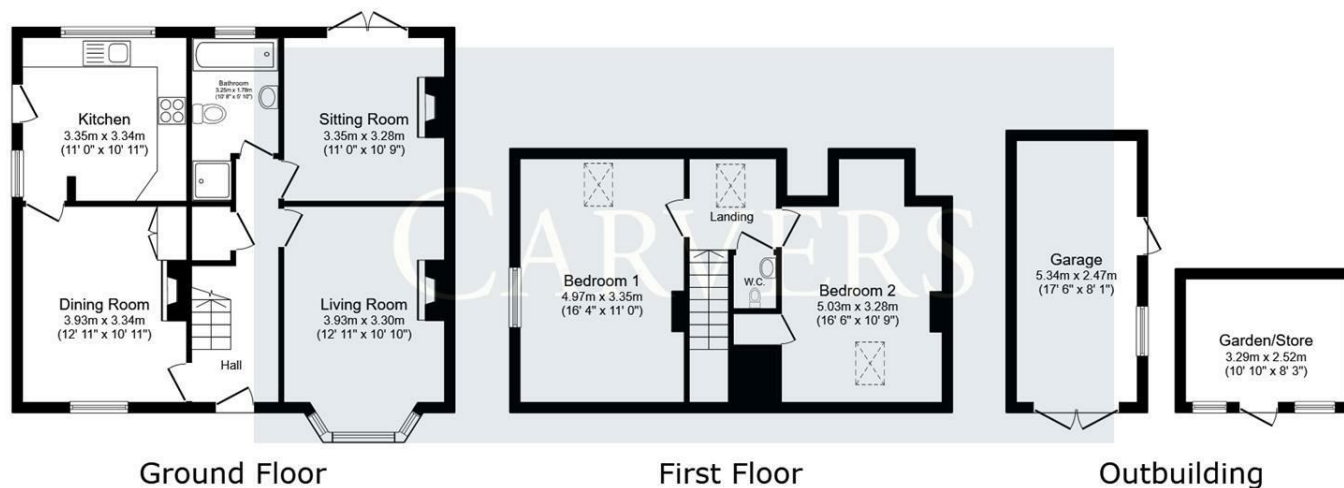
#### Buyers Identification Check(s)

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>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		73
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	32	
(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  
1054.00 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

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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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