CARVERS

SALES & LETTINGS

Westgarth

Northallerton, DL7 8NA

Offers in the region of £205,000

House - Semi-Detached

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An attractive three bedroomed semi detached period cottage situated in a great central location within easy reach of the high street and with a private allocated off street parking space. The property benefits from gas fired central heating and double glazing. The spacious and recently redecorated accommodation includes a reception hall, spacious living room, separate dining room with log burning stove, kitchen fitted with wall and base units including an integrated oven and hob. From the landing there are two double bedrooms, a single bedroom and a family bathroom including a shower cubicle. The large loft space can be accessed from the landing via a ladder. Externally there is a shared footpath leading to the front garden. There is an enclosed rear courtyard with three garden stores. To the side of the property there is an allocated off street parking space.

- An attractive three bedroomed period semi detached house
- Two spacious reception rooms
- Two double bedrooms and one single
- Allocated private parking space
- No onward chain
- Excellent central location within easy reach of the high street
- Kitchen with modern wall and base units
- Gas fired central heating and double glazing
- Front garden and enclosed rear courtyard with three garden stores

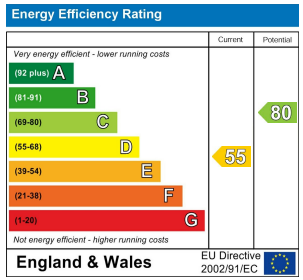
GENERAL INFORMATION
Tenure: Freehold
Services: Gas central heating, mains electric, water and drainage
Double glazing
Local Authority: North Yorkshire Band B
Benefit of a right of way over yard of No 1 Westgarth

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)



Property size taken from EPC
957.00 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

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.

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