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Church Garth
Great Smeaton, Northallerton, DL6 2HW

Offers in the region of £550,000

House - Detached
4 Bedroom/s
2 Bathroom/s

Significantly improved four bedroomed detached family home situated in a cul de sac location with large gardens adjoining open countryside to the rear. The property benefits from oil fired central heating, double glazing and brand new kitchen, utility room, ground floor shower room, family bathroom, internal doors and wood effect floor coverings to most of the ground floor. The well presented accommodation includes a reception hall, ground floor cloak room/shower room/wc, living room with log burning stove, dining room, superb open plan kitchen/dining/family room fitted with a brand new kitchen with integrated Bosch appliances including an oven, microwave, hob, dishwasher and fridge freezer, double doors lead to the conservatory which opens to and over looks the rear garden. There is also a side entrance hall with a good range of new storage cupboards and a useful brand new utility room. To the first floor there is a master bedroom with ensuite shower room, three further double bedrooms and a brand new family bathroom. Externally there is a front garden and tarmac driveway providing off street parking and access to the double garage with remote door and attached potting shed. There is a large mature rear garden adjoining open countryside.





- Significantly improved four bedroomed detached family home
- Substantial refurbishment carried out
- Conservatory over looking the rear garden
- Two separate reception rooms
- Driveway providing ample off street parking and access to a double garage
- Mature large rear garden (in all 0.27 acres) adjoining open countryside
- Large open plan kitchen/dining room with brand new kitchen and utility room
- Brand new ground floor shower room/wc and first floor family bathroom
- Master bedroom with ensuite shower room/wc
- No onward chain

GENERAL INFORMATION

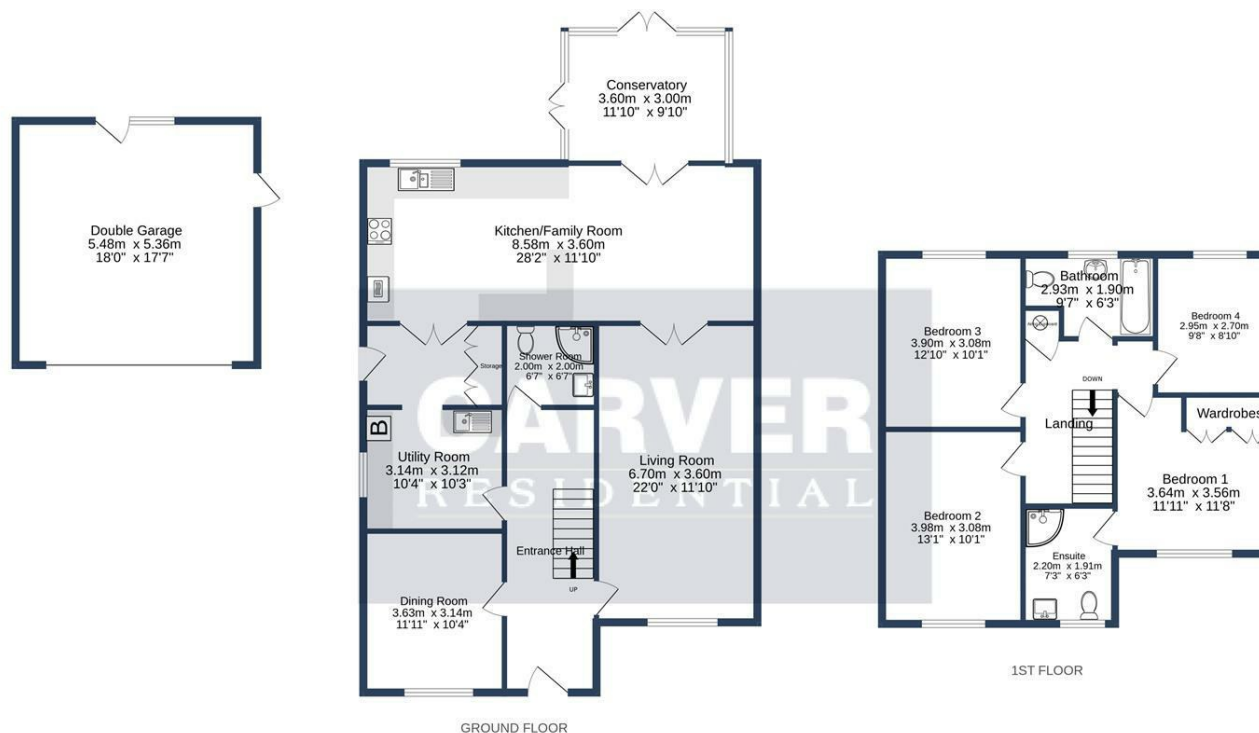
Tenure: Freehold
Services: Oil central heating, mains electric, water and drainage
Double glazing
Local Authority: North Yorkshire Band F

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)



CHURCH GARTH, GREAT SMEATON. DL6 2HW.

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		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Property Size from EPC
1711.00 sq ft

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MAB 6202



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