



CARVERS
SALES & LETTINGS

Wycliffe Avenue
Northallerton, DL7 8SZ
Offers in the region of £305,000

House - Semi-Detached



A beautifully presented three bedroomed semi detached home with large rear garden, driveway and garage. The property benefits from gas fired central heating and Upvc double glazing. The accommodation includes a reception hall, spacious living room with French doors leading to the dining room, a further set of French doors open to the conservatory which over looks and opens out to the garden. The kitchen is fitted with a modern range of high gloss wall and base units including integrated oven and hob. To the first floor there are two double bedrooms both having fitted wardrobes with floor to ceiling mirror doors. The third bedroom is a single room. There is a family bathroom with shower over the bath. Externally there is a driveway and hard standing for several cars and access to the garage which has power and light. A side gate leads to the large rear garden. There is an external utility, patio and a large private garden with mature borders and lawn. The property is situated in a cul de sac location and within walking distance of local amenities.



- Three bedroomed semi detached family home
- Beautifully presented living accommodation
- Two double bedrooms with fitted wardrobes
- Driveway providing off street parking and access to the garage
- Large rear garden and hard standing to the front
- Modern high gloss fitted kitchen
- Conservatory overlooking the lovely rear gardens
- Cul de Sac location in sought after location

GENERAL INFORMATION

Tenure: Freehold

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

Double glazing

Local Authority: North Yorkshire Band C

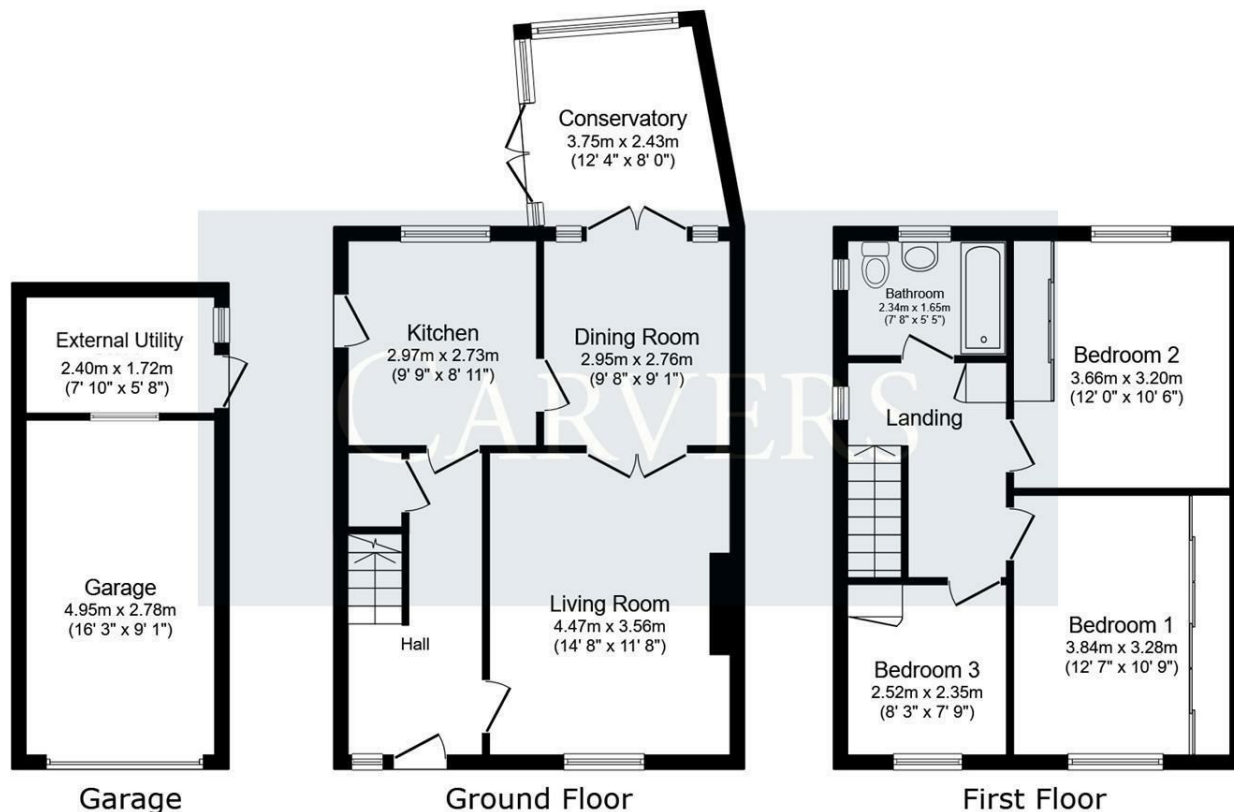
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Property Size Information

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) 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	68	74
EU Directive 2002/91/EC		

Property size taken from EPC
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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