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Hedgehog Way  
Northallerton, DL6 2FZ

**Offers in the region of £340,000**

House - Detached  
4 Bedroom/s  
2 Bathroom/s

A modern four bedroomed detached family home offering beautifully presented living accommodation benefitting from gas fired central heating and double glazing. The accommodation includes an entrance hall, spacious living room with double doors leading to the open plan kitchen/dining fitted with an attractive range of wall and base units including integrated oven, hob, washing machine, fridge freezer and dishwasher. French doors open to the lovely rear garden and there is also access to the integral garage and ground floor cloak room/wc. From the spacious landing there is a master bedroom with built in wardrobe and en suite shower room/wc. There are three further bedrooms two of which have built in or fitted wardrobes. The family bathroom is fitted with a white suite together with overhead shower. Externally there is a front garden, double driveway providing off street parking and access to the garage. There is a side gate leading to the lovely rear garden with patio and lawn.





- Modern four bedroomed detached family home
- Master bedroom with ensuite shower room and built in wardrobes
- Off street parking and integral garage with additional utility area
- Open plan kitchen/dining room with integrated appliances
- Beautifully presented living accommodation
- Open outlook over countryside to the front

#### GENERAL INFORMATION

Tenure: Freehold

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

Double glazing

Local Authority: Richmondshire Band E

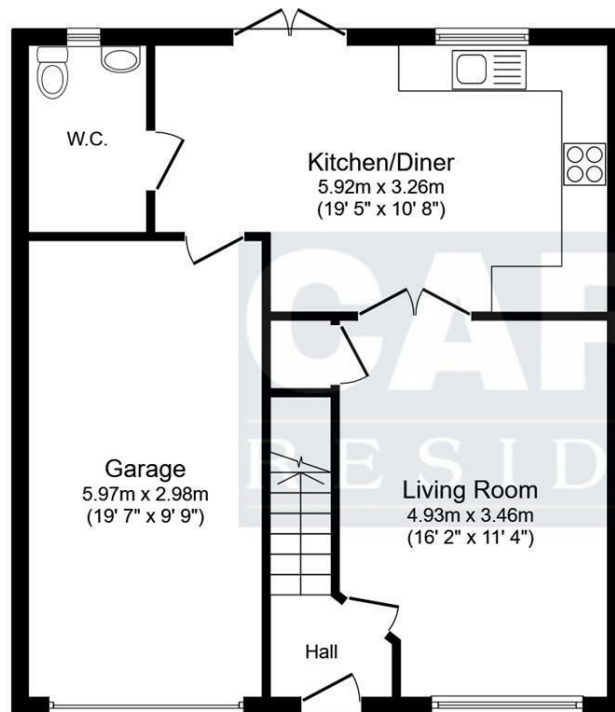
Annual management fee for communal areas within the development ( details to be confirmed )

#### Buyers Identification Check(s)

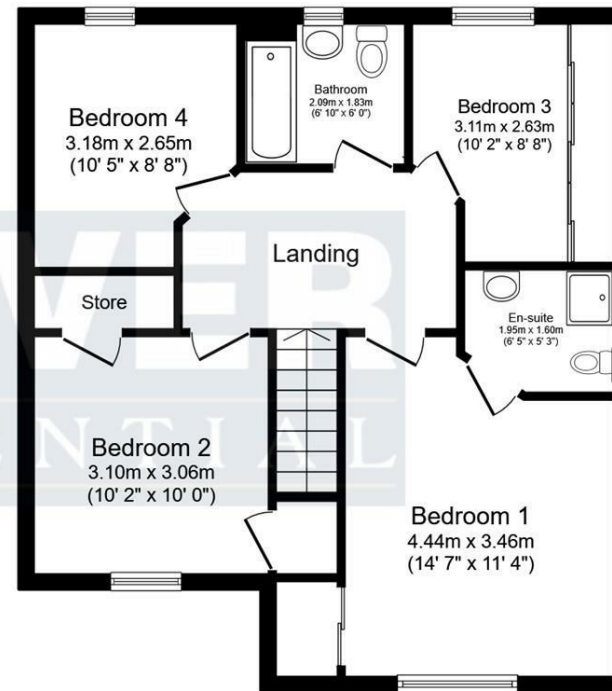
Should a purchaser(s) have an offer accepted on a property marketed by Carver Residential they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify 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)



Ground Floor



First Floor

| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) <b>A</b>                          |         | 94                      |
| (81-91) <b>B</b>                            | 83      |                         |
| (69-80) <b>C</b>                            |         |                         |
| (55-68) <b>D</b>                            |         |                         |
| (39-54) <b>E</b>                            |         |                         |
| (21-38) <b>F</b>                            |         |                         |
| (1-20) <b>G</b>                             |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |

Property Size from EPC  
1087.00 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](http://www.Propertybox.io)

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MAB 6202



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