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Wagtail Place
Northallerton, DL6 2FY

Offers in the region of £225,000

House - Semi-Detached
3 Bedroom/s
2 Bathroom/s

A modern three storey three bedroomed semi detached family home providing spacious and well presented living accommodation located on a popular new development on the outskirts of Northallerton. The property benefits from gas fired central heating and Upvc double glazing. The accommodation includes an entrance vestibule, spacious living room, inner hallway and cloak room / wc. The open plan kitchen / dining room is fitted with a range of wall and base units with integrated oven and hob together with a door to the rear garden. To the first floor there are two double bedrooms and a family bathroom fitted with a white suite. To the second floor there is a master bedroom with large ensuite shower room / wc and built in storage cupboards. Externally there is a double driveway providing off street parking. A foot path to the side leads to the rear garden with lawn and patio area.





- Modern three bed roomed semi detached family home
- Inner hallway and cloak room / wc
- Two double bedrooms and family bathroom to the first floor
- Gas fired central heating and double glazing
- South east facing rear garden with patio and lawn
- Spacious living room
- Open plan fitted kitchen / dining room with door to the rear garden
- Master bedroom and large ensuite shower room to the top floor
- Double driveway providing off street parking
- Popular residential location on a modern development

GENERAL INFORMATION

Tenure: Freehold

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

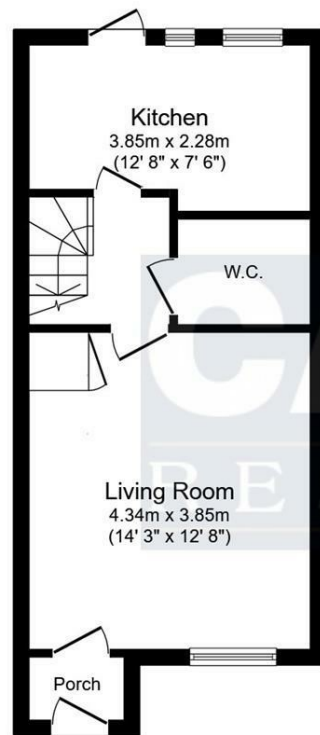
Double glazing

Local Authority: North Yorkshire Band C

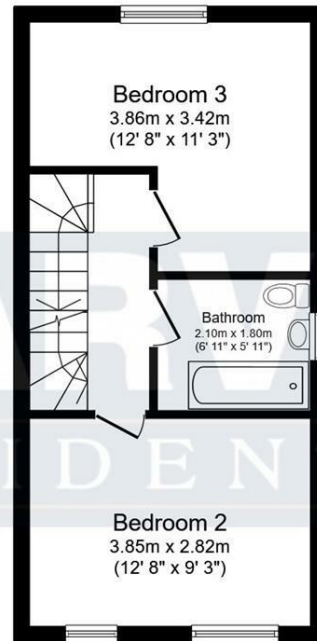
Annual management fee for communal areas within the development (details to be confirmed)

Buyer(s) Identification Checks

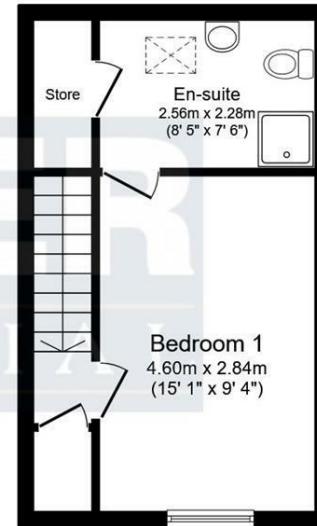
Should a purchaser(s) have an offer accepted on a property marketed by Carver Residential they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify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



Ground Floor
Floor area 33.1 sq.m. (356 sq.ft.)



First Floor
Floor area 31.8 sq.m. (343 sq.ft.)



Second Floor
Floor area 25.9 sq.m. (278 sq.ft.)

Total floor area: 90.8 sq.m. (977 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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B	85	
(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	

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MAB 6202



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