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West View

Ainderby Steeple, Northallerton, DL7 9QQ

**Offers in the region of £185,000**

House - Terraced  
2 Bedroom/s  
1 Bathroom/s

A lovely two bed roomed period end terraced cottage with front garden and off street parking. The property benefits from gas fired central heating and double glazing. The accommodation includes a porch, entrance hall, spacious living room with log burning stove, modern fitted kitchen with integrated oven, hob, fridge freezer and dishwasher. There is a separate dining room and the rear entrance porch is also used a useful utility area. There are two bedrooms to the first floor, the master bedroom is a double room with fitted robe/cupboard and bedroom two also has a fitted cupboard housing the boiler. The family bathroom is fitted with a white suite. Externally there is a mature west facing cottage garden and an off road parking space. There is a small courtyard to the rear. Ainderby Steeple is a lovely village with village green and located approximately 3 miles from Northallerton and also provides easy access to the A1M and Northallerton main line railway station ( Northallerton to London 2h 20m York 18m and Leeds 40m)There is no onward chain.





- Two bedroomed period end terrace cottage
- Log burning stove
- First floor family bathroom
- Lovely west facing cottage garden and off street parking
- Two reception rooms
- Modern kitchen with integrated appliances
- Gas central heating and Upvc double glazing
- Village location within easy reach of Northallerton and A1M

**GENERAL INFORMATION**

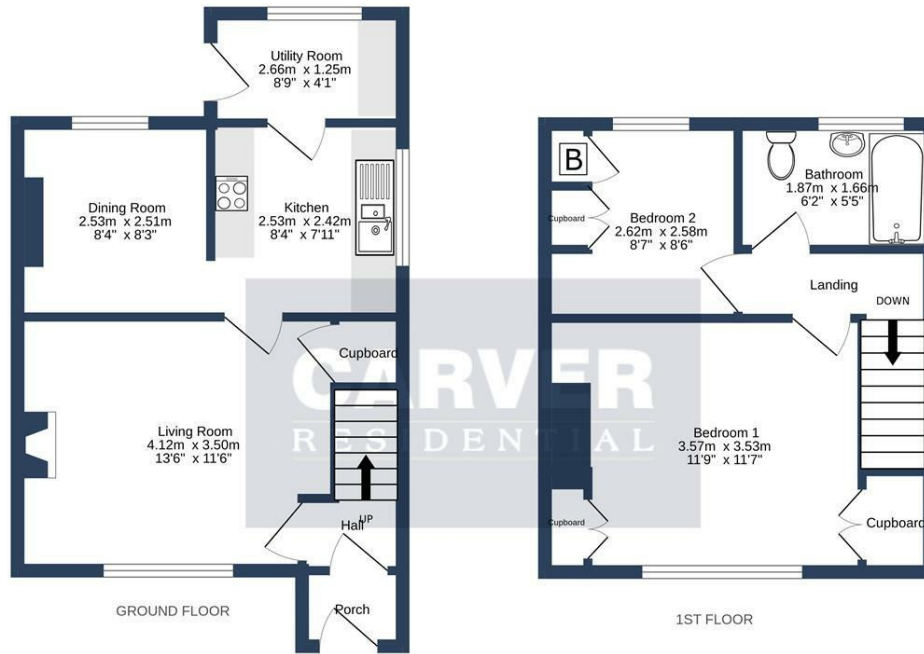
Tenure: Freehold  
 Services: Gas central heating, mains electric, water and drainage  
 Double glazing  
 Local Authority: North Yorkshire Band C  
 Shared access over rear courtyard for no 2 West view.

**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)



WEST VIEW, AINDERBY STEEPLE, DL7 9QQ.

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) <b>A</b>		
(81-91) <b>B</b>		
(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		
<b>England &amp; Wales</b>		
	EU Directive 2002/91/EC	

Property Size from EPC  
721.00 sq ft

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MAB 6202



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