

CARVERS

SALES & LETTINGS

Badger Lane

Northallerton, DL6 2FX

Offers in the region of £289,950

House - Detached

3

1

2

A modern three double bedroomed detached family house providing spacious living accommodation benefitting from gas fired central heating and double glazing. The accommodation includes an entrance vestibule, spacious living room, open plan kitchen/dining room fitted with a good range of wall and base units with quartz worktops and including integrated oven, hob, fridge freezer, and door leading to the rear garden. To the first floor the spacious landing provides access to the master bedroom with ensuite shower room. There are two further double bedrooms and a family bathroom with shower over the bath. Externally there is a double driveway providing off street parking and access to the garage. There is a side gate leading to the rear garden with patio and lawn.









- Modern three double bedroomed detached family home
- Open plan kitchen/dining room with integrated appliances
- Gas central heating and double glazing
- Rear garden
- Spacious living room
- Master bedroom with ensuite shower room
- Double driveway and integral garage

GENERAL INFORMATION
Tenure: Freehold
Services: Gas central heating, mains electric, water and drainage
Double glazing
Local Authority: North Yorkshire Band D
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 Carvers 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

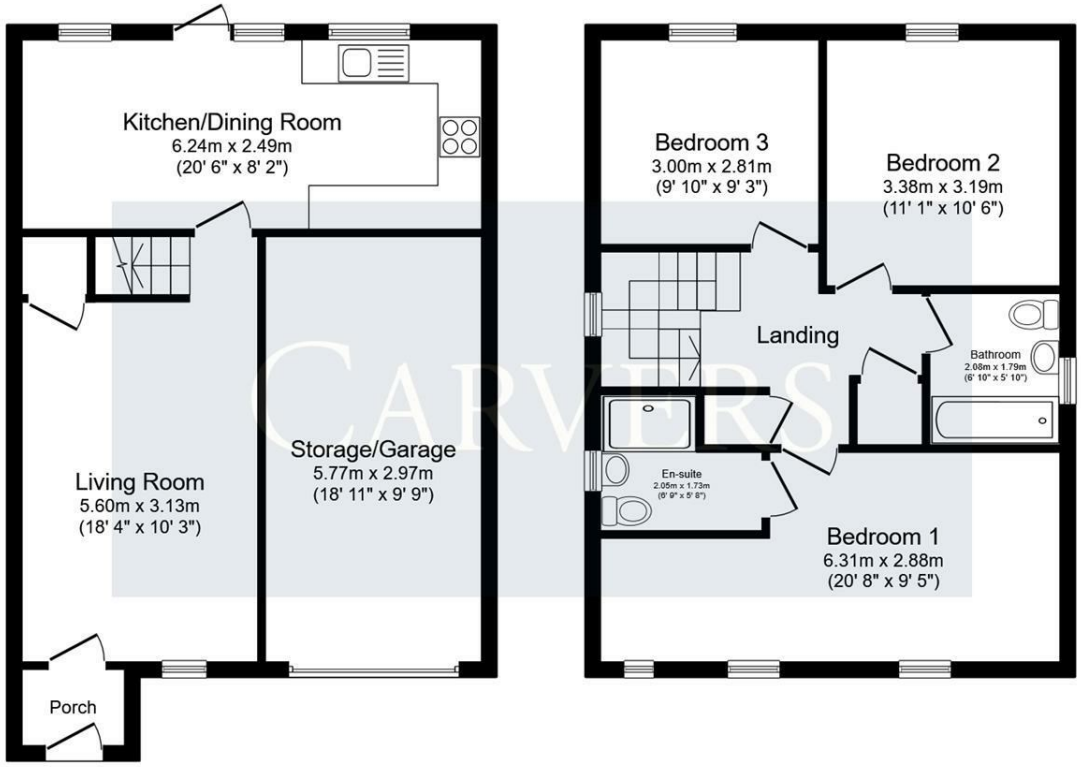
Please note the property size is taken from the Energy Performance Certificate and may not take into account all rooms from the floorplan (due to unheated space not being calculated e.g. this may potentially exclude a conservatory and / or garage)

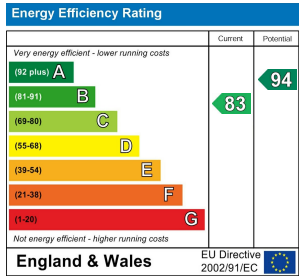












Property size taken from EPC
968.00 sq ft

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

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These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as statements or representations of fact and any intending purchaser must satisfy themselves by inspection or otherwise to the correctness of each of the statements contained in these particulars. The vendor does not make or give, and neither Carvers nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.

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