



**CARVERS**  
SALES & LETTINGS

St. Anthony's Avenue  
Northallerton, DL7 8XJ  
Offers over £185,000

Bungalow - Detached



A two bedroomed detached bungalow located in a popular residential location and in need of complete refurbishment. The property benefits from gas fired central heating ( Boiler not working ) and double glazing and the accommodation includes a reception hall, spacious living room, kitchen, inner hall, master bedroom with fitted wardrobe, family shower room/wc and bedroom two provides access to the conservatory which opens to and over looks the rear garden. Externally there is a front garden, driveway providing off street parking and access to the garage with pedestrian door leading to the rear garden. Please note that the property is in need of refurbishment.



- Two bedroomed detached bungalow
- Gas central heating ( Boiler not working ) and double glazing
- Conservatory overlooking the rear garden
- Popular residential location
- In need of complete refurbishment
- Spacious living room
- Driveway providing off street parking and garage

#### GENERAL INFORMATION

Tenure: Freehold

Services: Gas central heating ( Boiler not working ) mains electric, water and drainage

Double glazing

Local Authority: North Yorkshire Band C

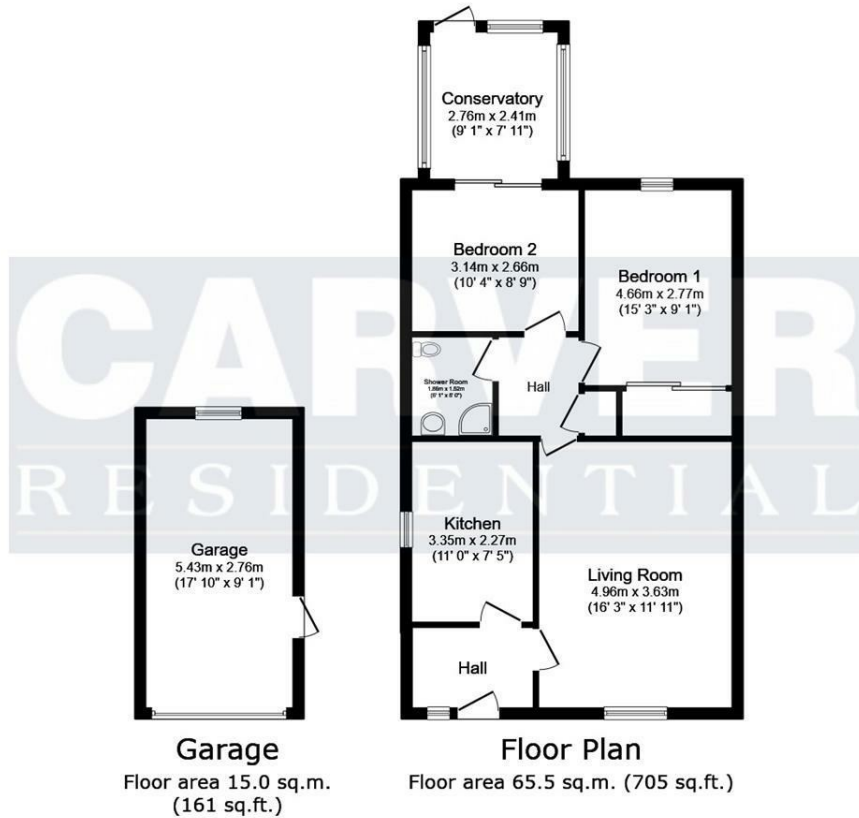
#### Buyers Identification Check(s)

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)





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		
	61	73
<b>England &amp; Wales</b>		EU Directive 2002/91/EC

Property size taken from EPC  
624.00 sq ft

Total floor area: 80.5 sq.m. (867 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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There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances.  
The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

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