



CARVER
RESIDENTIAL
Sales · Lettings · Property Management

Church Garth
Great Smeaton, Northallerton, DL6 2HW

Offers in the region of £550,000

House - Detached
4 Bedroom/s
2 Bathroom/s

Significantly improved four bedroomed detached family home situated in a cul de sac location with large gardens adjoining open countryside to the rear. The property benefits from oil fired central heating, double glazing and brand new kitchen, utility room, ground floor shower room, family bathroom, internal doors and wood effect floor coverings to most of the ground floor. The well presented accommodation includes a reception hall, ground floor cloak room/shower room/wc, living room with log burning stove, dining room, superb open plan kitchen/dining/family room fitted with a brand new kitchen with integrated Bosch appliances including an oven, microwave, hob, dishwasher and fridge freezer, double doors lead to the conservatory which opens to and over looks the rear garden. There is also a side entrance hall with a good range of new storage cupboards and a useful brand new utility room. To the first floor there is a master bedroom with ensuite shower room, three further double bedrooms and a brand new family bathroom. Externally there is a front garden and tarmac driveway providing off street parking and access to the double garage with remote door and attached potting shed. There is a large mature rear garden adjoining open countryside.





- Significantly improved four bedroomed detached family home
- Substantial refurbishment carried out
- Conservatory over looking the rear garden
- Two separate reception rooms
- Driveway providing ample off street parking and access to a double garage
- Mature large rear garden (in all 0.27 acres) adjoining open countryside
- Large open plan kitchen/dining room with brand new kitchen and utility room
- Brand new ground floor shower room/wc and first floor family bathroom
- Master bedroom with ensuite shower room/wc
- No onward chain

GENERAL INFORMATION

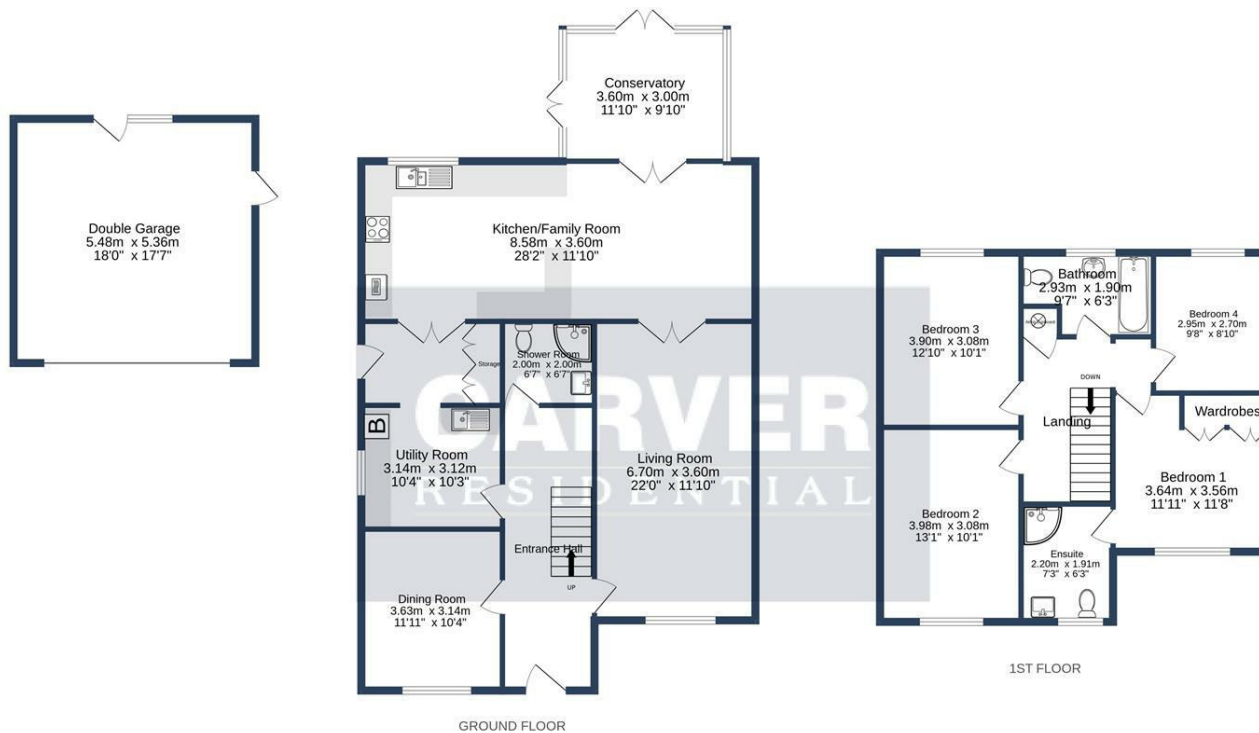
Tenure: Freehold
 Services: Oil central heating, mains electric, water and drainage
 Double glazing
 Local Authority: North Yorkshire Band F

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)



CHURCH GARTH, GREAT SMEATON. DL6 2HW.

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.
Made with Metropix ©2025

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

Property Size from EPC
1711.00 sq ft

We can search 1,000s of mortgages for you

It could take just 15 minutes with one of our specialist advisers:
Call: 01325 380088. Visit: Any of our Offices. Online: www.mortgageadvicebureau.com/carver



Your home may be repossessed if you do not keep up repayments on your mortgage. There will 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

MAB 6202



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 himself 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 Nick & Gordon Carver Residential or Commercial, Nick & Gordon Carver, nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property



14 Duke Street, Darlington
Co Durham, DL3 7AA
01325 357807
sales@carvergroup.co.uk

63 Dalton Way, Newton Aycliffe
Co Durham DL5 4NB
01325 320676
aycliffe@carvergroup.co.uk

41 Market Place, Richmond
North Yorkshire, DL10 4QL
01748 825317
richmond@carvergroup.co.uk

219 High Street, Northallerton
North Yorkshire DL7 8LW
01609 777710
northallerton@carvergroup.co.uk

www.carvergroup.co.uk