



CARVER
RESIDENTIAL
Sales · Lettings · Property Management

Hornby, Northallerton, DL6 2JQ

Offers in the region of £695,000

House - Detached
4 Bedroom/s
3 Bathroom/s

An exceptional four bedroomed detached family home providing modern open plan living accommodation adjoining open countryside with lovely views to the rear. Constructed to a high specification the property benefits from under floor heating to the ground floor and radiators to the first floor via air source heat pump and Upvc double glazing. The accommodation includes a spacious reception hall, cloaks/wc, storage cupboard, spacious living room with log burning stove, stunning open plan kitchen/dining/family room with bi folding doors opening to the rear patio and garden. The kitchen area is fitted with a large island, granite work tops and integrated double oven, microwave, fridge, freezer, dishwasher, wine cooler and induction hob with extractor canopy. From the first floor landing, there is a master bedroom with fitted wardrobes and a luxury en suite shower room, the guest bedroom also has fitted wardrobes and a luxury ensuite shower room. There are two further bedrooms and a luxury family bathroom. Externally there is a gated block paved driveway providing off street parking and access to the integral garage with remote door and pedestrian door to the main reception hall. There is a lovely landscaped rear garden with patio and lawn adjoining open countryside with far reaching views.





- Fabulous far reaching views over adjoining farm land
- Living room with log burning stove
- Kitchen area fitted with integrated appliances and large Island with granite work tops
- Stunning open plan kitchen/dining/family room with bi folding doors
- Master and Guest bedrooms have luxury ensuite shower rooms
- Under floor heating to the ground floor and fully double glazed

GENERAL INFORMATION

Tenure: Freehold

Services: Air source heat pump central heating, mains electric, water and drainage via water treatment.

Double glazing

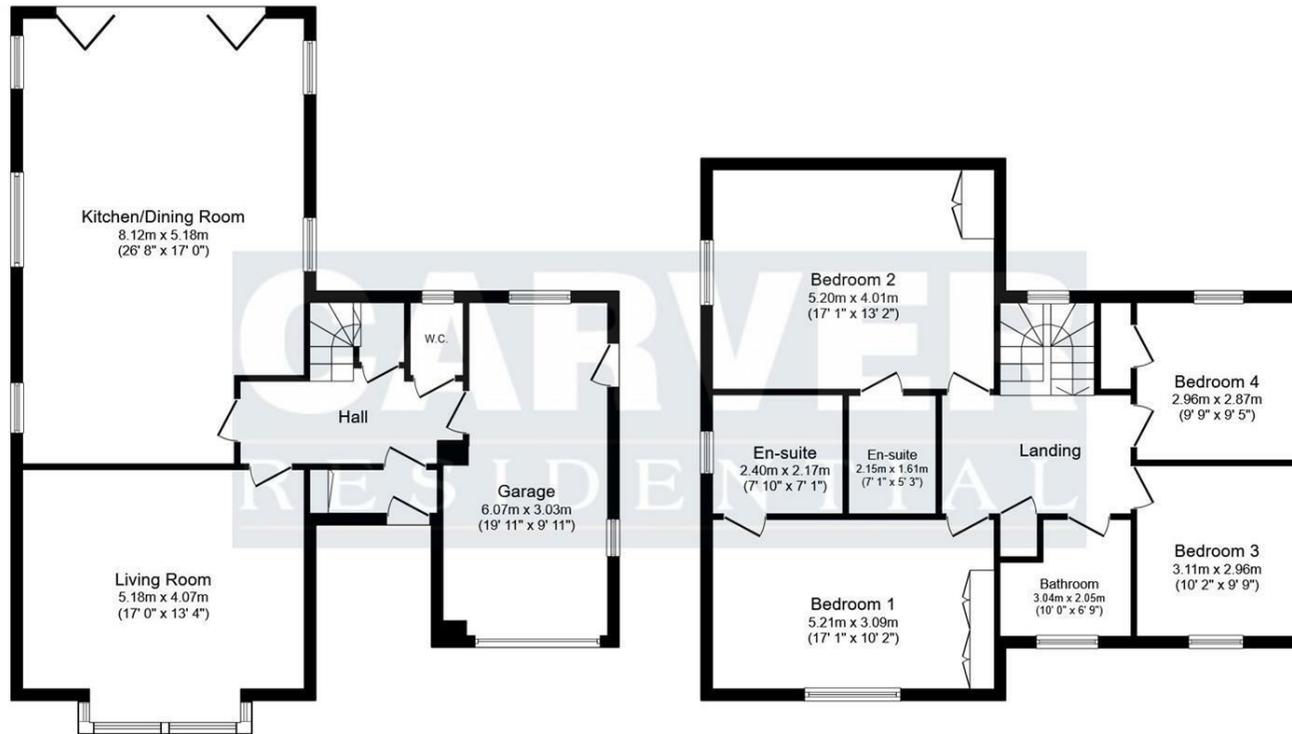
Local Authority: North Yorkshire Band F

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)



Ground Floor

Floor area 93.1 sq.m. (1,003 sq.ft.)

First Floor

Floor area 82.9 sq.m. (892 sq.ft.)

Total floor area: 176.0 sq.m. (1,895 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			100
(92 plus) A			
(81-91) B		83	
(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
1894.00 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