



CARVERS

SALES & LETTINGS

Oaktree Drive
Northallerton, DL7 8FG

Offers in the region of £259,700

House - Semi-Detached

-  3
-  1
-  1

A three bedroomed semi detached home providing beautifully presented living accommodation situated in a sought after residential location and enjoying a lovely outlook over a green area to the front. Benefitting from gas central heating and Upvc double glazing the spacious accommodation includes an entrance porch, spacious living room, inner hall, refurbished kitchen/dining room with quartz worktops and integrated oven, microwave, induction hob and dishwasher and French doors to the rear garden. There is also a useful understairs storage cupboard. To the first floor there are two double bedrooms with built in/fitted wardrobes and a single third bedroom. There is a modern shower room/wc with corner shower and vanity/wc unit. The loft space is boarded, has light and is accessed via a drop down ladder. Externally there is a large front garden, rear garden with patio area's and single garage with driveway providing off street parking.



- Three bedroomed semi detached home
- Single bedroom/home office
- Refurbished kitchen/dining room with quartz worktops and integrated appliances
- Garage and off street parking
- Lovely outlook to the front over an open green area
- Two double bedrooms
- Spacious living room with bay window
- Modern shower room/wc
- Front and rear gardens

GENERAL INFORMATION

Tenure: Freehold

Services: Gas central heating, mains electric, water and drainage

Double glazing

Local Authority: North Yorkshire Band C

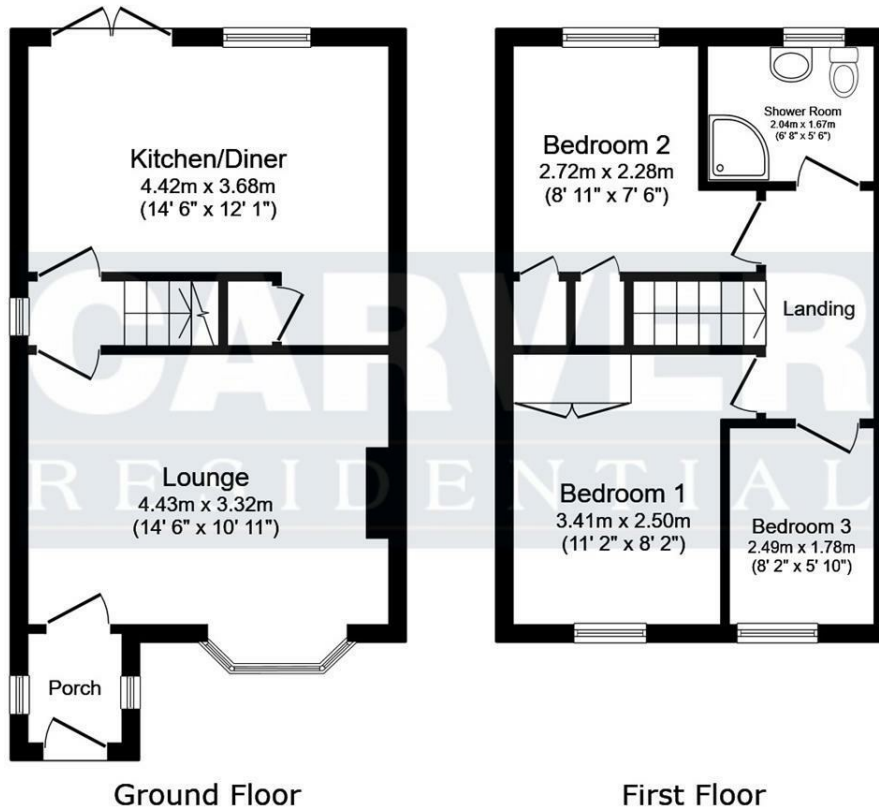
Buyers Identification Check(s)

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) A			85
(81-91) B			
(69-80) C			
(55-68) D		71	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Property size taken from EPC
678.00 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

Searching 1,000s of mortgages
 Access to 12,000+ products from 90+ lenders across the UK.
 Call: 01325 370341 Visit: Any of our offices
 Web: mortgageadvicebureau.com/carvers

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

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.