



country properties  
village properties  
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building plots

St. Anthony's Avenue  
Northallerton, DL7 8XJ

**Offers in the region of £290,000**

**NICK & GORDON**  
**CARVER**  
RESIDENTIAL

**\*\* Extended \*\* Open plan kitchen / dining / family room \*\* Landscaped rear garden \*\***

An extended three bedroomed detached family home providing modern open plan living space overlooking the gardens to the rear. The accommodation benefits from Upvc double glazing and gas fired central heating and includes a reception hall with storage cupboards, cloak room / wc, spacious living room with French doors opening to the rear garden. The open plan kitchen / dining / family room also has French doors opening to the rear garden. The kitchen area with island is fitted with cream gloss wall and base units and includes integrated dishwasher and washing machine. From this area there is access to the garage which has been divided to create useful storage space and could easily be returned to garage. To the first floor there are three good sized bedrooms, two having built in wardrobes. The family bathroom is fitted with a white suite with shower over the bath. Externally there is a front garden and driveway providing off street parking. The rear garden has two patio areas, lawn and enjoys a sunny north west facing aspect.





- Extended three bedroomed detached family home
- Spacious living room with French doors to the rear
- Gas fired central heating
- Landscaped rear garden
- Open plan kitchen / dining room / family room
- Kitchen area with integrated appliances
- Upvc double glazed doors and windows
- Driveway providing off street parking and access to the garage / Store

• Popular residential location to the south side of town

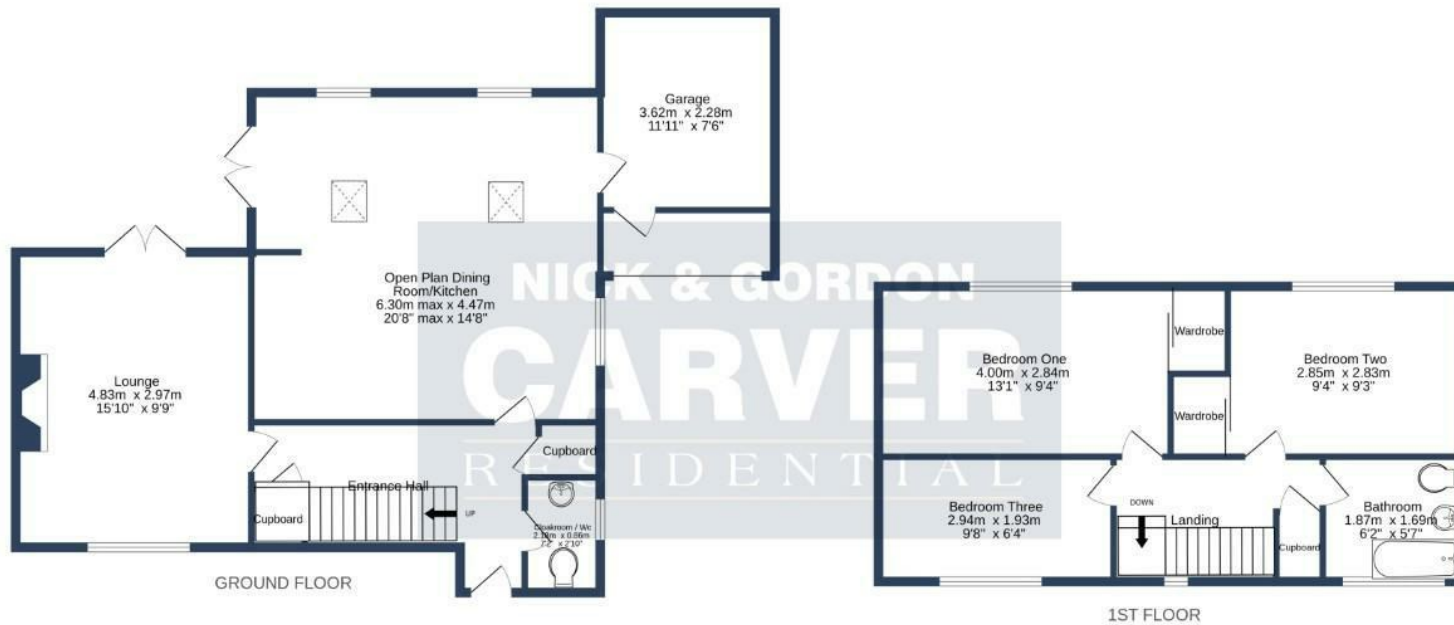
#### GENERAL INFORMATION

Tenure: Freehold

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

Double glazing

Local Authority: North Yorkshire Band D



ST ANTHONY'S AVENUE, NORTHALLERTON. DL7 8XJ.

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.  
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| Energy Efficiency Rating                    |  | Current                 | Potential |
|---------------------------------------------|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) <b>A</b>                          |  |                         | <b>84</b> |
| (81-91) <b>B</b>                            |  |                         |           |
| (69-80) <b>C</b>                            |  |                         |           |
| (55-68) <b>D</b>                            |  | <b>60</b>               |           |
| (39-54) <b>E</b>                            |  |                         |           |
| (21-38) <b>F</b>                            |  |                         |           |
| (1-20) <b>G</b>                             |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| <b>England &amp; Wales</b>                  |  | EU Directive 2002/91/EC |           |

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