



A modern three bedroomed detached family home providing spacious and well appointed living accommodation located on a popular new development on the outskirts of Northallerton. The property benefits from gas fired central heating and Upvc double glazing. The accommodation includes an entrance hall, spacious living room with French doors opening to the rear garden. There is an open plan kitchen / dining room with the kitchen area having integrated appliances including oven, hob, fridge, freezer and dishwasher. There is also a separate utility room and a ground floor cloaks room / wc. To the first floor there is a master bedroom with fitted wardrobes and an en suite shower room / wc. There are two further bedrooms and a family bathroom fitted with a white suite. Externally there is a side garden and off street parking leading to the garage which has been divided to create a home office space. The rear garden has a lawn and patio area. No onward chain.





- Modern three bedroomed detached family home
- Open plan kitchen / dining room with integrated appliances and separate utility room
- Two further bedrooms and family bathroom
- Gas central heating and Upvc double glazing
- Popular new residential development
- Spacious living room with French doors to the rear garden
- Master bedroom with fitted wardrobes and en suite shower room
- Off street parking and garage which has been divided to create an office space
- Attractive rear garden with lawn and patio area
- No onward chain

GENERAL INFORMATION

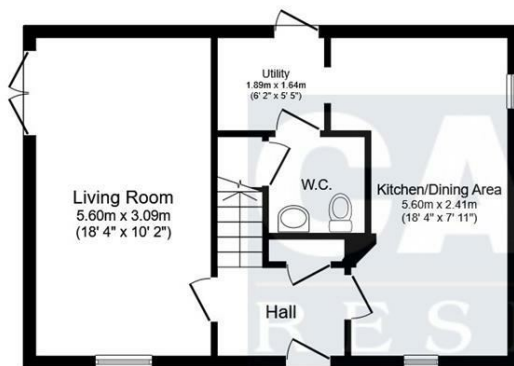
Tenure: Freehold

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

Double glazing

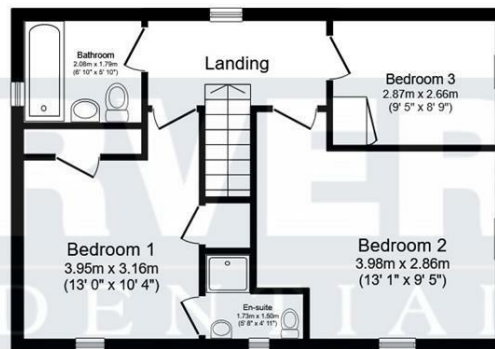
Local Authority: North Yorkshire Band D

Annual management fee for communal areas within the development (details to be confirmed)



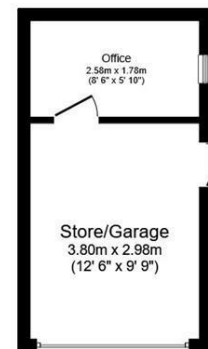
Ground Floor

Floor area 46.4 sq.m. (499 sq.ft.)



First Floor

Floor area 46.5 sq.m. (500 sq.ft.)



Outbuilding

Floor area 16.7 sq.m. (180 sq.ft.)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	84	
(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

Total floor area: 109.6 sq.m. (1,179 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

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