



14 Hipswell Village

Offers in the region of £165,000

Centrally located in this very popular village, conveniently positioned for all the amenities of Catterick Garrison, this very nicely presented two bedroomed semi detached property will appeal to a variety of buyers. Ideal for investors and those looking for a first home, it features a living room and a dining kitchen to the ground floor, with two double bedrooms and the modern bathroom to the first floor. Externally there is driveway parking for two cars and a low maintenance rear garden. Offered CHAIN FREE, an early inspection is highly advised!

Entrance Lobby – Living Room – Dining Kitchen - Two Bedrooms – Bathroom – Low Maintenance Garden – Driveway Parking

52 Richmond Road, Catterick Garrison, North Yorkshire, DL9 3JF

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Entrance Lobby:

Accessed via a part glazed upvc door and having a radiator and stairs to the first floor.

Living Room:

4.42m x 3.47m

A generous living room which has a large upvc double glazed window to the front of the property, a radiator, a TV point and an electric fire with modern style surround.



Integrated into the units is a gas hob with an extractor over, a double oven, a fridge freezer, a washing machine and a tumble drier. There is a useful under stairs storage cupboard, a upvc double glazed window and a half glazed door to the side of the property.



Dining Kitchen:

5.37m x 2.29m

Providing space for a small table, the kitchen is fitted with a range of quality units with complimenting worksurfaces.



First Floor Landing:

With loft access and a upvc double glazed window to the side of the property.

Bedroom 1:

3.85m x 2.74m

A double bedroom with a upvc double glazed window to the front of the property, a radiator, a range of wardrobes, a built in wardrobe and a TV point.



Bedroom 2:

3.36m x 3.13m

A double bedroom with a built in wardrobe, a radiator and a upvc doble glazed window to the rear of the property.



Bathroom:

1.94m x 1.64m

Fitted with a modern white suite that comprises a panelled bath with a dual headed shower over, a WC and a wash hand basin. There is a heated towel rail and a upvc double glazed window.



External

The property has a lovely aspect overlooking the green and sits back from the road behind a block paved driveway providing off street parking for two cars.

A gated path to the side leads to the low maintenance paved garden which has a shed and a raised decked seating area.

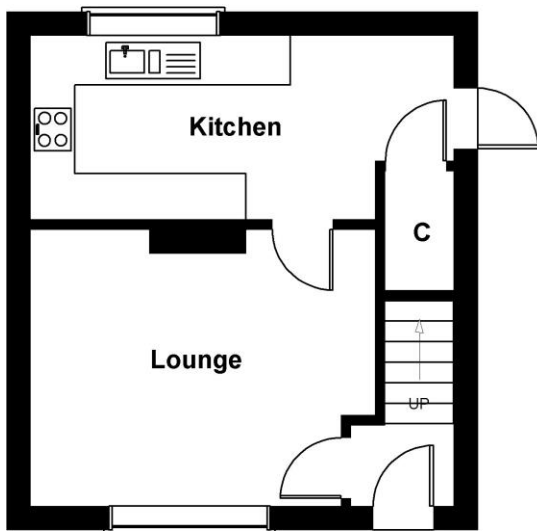


Additional Information

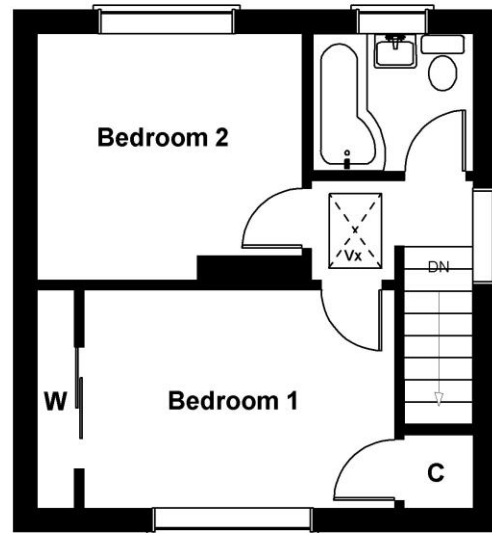
The postcode is DL9 4BG and the Council Tax Band is B.

The gas central heating boiler is located in the understairs cupboard.

14 Hipswell



GROUND FLOOR



FIRST FLOOR

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2016

Viewing Arrangements - by appointment with Irvings Property Ltd

Property Misdescriptions Act 1991 - PLEASE NOTE CAREFULLY

These particulars have been prepared for guidance only. We have not carried out a detailed survey, nor tested the services, appliances or specific fittings. Floor plans are not drawn to scale unless stated, measurements and distances are approximate only. Do not rely on them for carpets and furnishings. Photographs are not necessarily current and you should not assume that contents shown are included in the sale.