



## 45 Cookson Way, Brough with St Giles

Offers in The Region of £169,950

Forming part of this very popular development, this two bedroomed semi detached house is well presented and has a contemporary feel which will appeal to a range of buyers. To the ground floor there is a living room and a dining kitchen, whilst to the first floor there are two bedrooms and a modern shower room. Externally there are gardens which include raised beds, and driveway parking. An early inspection is strongly advised.

Entrance Lobby – Living Room – Dining Kitchen – Two Bedrooms – Shower Room –  
Parking - Gardens

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

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## **Entrance Lobby:**

Accessed through a upvc door and having a upvc double glazed window.

## **Living Room:**

A bright room having a upvc double glazed window to the front of the property, a radiator, a TV point and a useful downstairs cupboard.



## **Dining Kitchen:**

With space for a table and having a range of wall and base units with complimenting countertops. Integrated into the units are a gas hob and an electric oven. There is plumbing for a washing machine, space for a fridge freezer and a upvc double glazed window overlooking the rear garden.



The dining area has a radiator and a pair of upvc double glazed doors that open out to the garden.



## **First Floor Landing:**

With a upvc double glazed window and loft access.

## **Bedroom:**

A double bedroom with a radiator, a upvc double glazed window and a dressing area.



## **Shower Room:**

A contemporary shower room having a large walk in enclosure with an electric shower, a WC and a wash hand basin set on a vanity unit. There is a heated towel rail and a upvc double glazed window.



### **Additional Information**

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

The gas central heating boiler is located in the kitchen.

### **Bedroom:**

With a radiator and a upvc double glazed window



### **External**

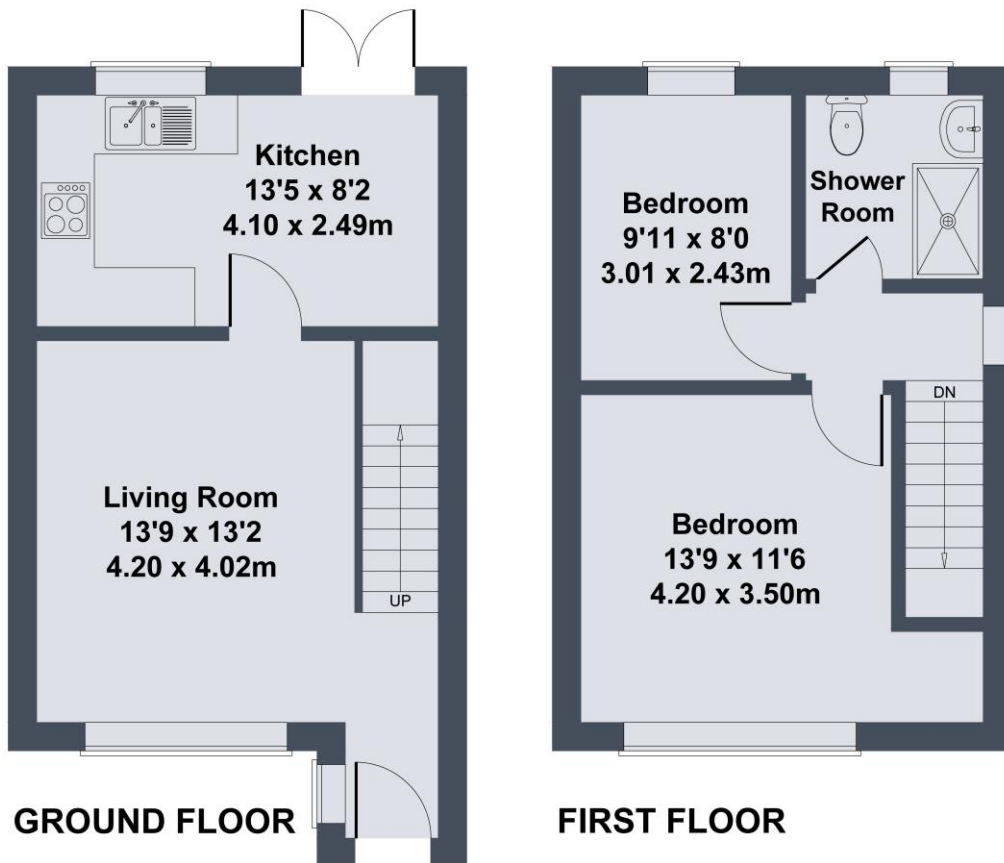
The property sits back from the road behind a parking space and a garden which has a number of raised beds.

A gated path to the side leads to the rear of the property.

The rear garden has a paved seating area, a lawn and raised beds.



## 45 Cookson Way, Brough with St Giles



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. 2022

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.