



## 30 Horseshoe Close, Catterick Garrison

Offers in the region of £120,000

Located on this very popular and well regarded development, this immaculately presented second floor flat provides modern and stylish light filled living spaces which will appeal to a range of buyers.

The generous layout features an open plan living and kitchen area, two double bedrooms, one of which has an ensuite wetroom, and a bathroom. Externally the property has the benefit of a designated parking space. An internal inspection is strongly recommended to appreciate the standard of property on offer.

Entrance Hall– Living Room – Kitchen – Two Double Bedrooms – Ensuite - Bathroom –  
Allocated Parking

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

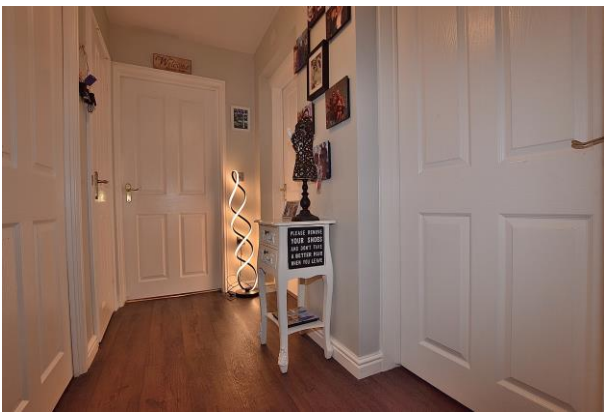


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## **Entrance Hall:**

The welcoming hallway has the entrance intercom and an airing cupboard.



## **Living Room:**

5.01m x 4.06m

A beautifully presented and bright room having a media wall with electric fire and two upvc double glazed windows to the front of the property. There is an electric heater, and a TV point.



There is space for a table and an archway leads to the kitchen.



## **Kitchen:**

2.64m x 2.56m

Fitted with a range of wall and base units with complimenting countertops. Integrated into the units are an electric hob and oven with an extractor over.



There is plumbing for a washing machine, space for a tumble drier and space for a fridge freezer. The upvc double glazed window looks over woodland to the rear of the property.

**Bedroom:**

3.34m x 3.28m

A double bedroom having two upvc double glazed windows, an electric heater and a TV point.



The Ensuite Wetroom has a shower, a WC and a wash hand basin. There is an electric heater and a upvc double glazed window.

**Bedroom:**

4.32m max x 2.77m

A double bedroom with fitted wardrobes, an electric heater and two upvc double glazed windows to the front of the property.

**Bathroom:**

1.74m x 2.36m

A well appointed, recently fitted bathroom comprising a panelled bath with shower over, sink and wc unit with storage, an extractor fan, electric mirror and heated towel rail.

**Additional Information**

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

The property has the benefit of an allocated parking space located to the rear of the building.

The property is Leasehold and is subject to a 999 year lease dated 2006. There is a service charge of approximately £100 per month and a ground Rent of approximately £250 per annum.

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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.