



5 Hambleton Road, Catterick Garrison

Offers in The Region of £149,950

Forming part of this very popular development, conveniently positioned for the amenities of Catterick Garrison, this nicely presented end terraced house will appeal to a range of Buyers. Having been recently modernised by the Current Owners, to the ground floor there is a living room and a newly fitted dining kitchen. The first floor features two double bedrooms and a modern bathroom.

Externally there is a landscaped garden with a store, a garage and allocated parking. An early inspection is strongly recommended.

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

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Entrance Hall:

Accessed via a part glazed front door, with two windows to the side of the property, a radiator and access to the dining kitchen and the living room.

Dining Kitchen:

3.80m x 2.94m

Newly fitted and comprising a range of modern wall and base units with complimenting countertops, integrated is an electric oven and hob with extractor over, a freestanding dishwasher, plumbing for a washing machine, a stainless steel sink with drainer and space for a fridge freezer. The kitchen is flooded with light with a window to the side and rear and a new part glazed upvc door to the garden.



The kitchen provides ample space for a dining table and has a radiator and a large understairs pantry cupboard.



Living Room:

4.02m x 3.10m

Flooded with the morning sunshine, a perfect space for relaxing, with a large window to the front of the property, a radiator and a back boiler fire.



Landing:

With loft access and an airing cupboard.

Bedroom 1:

3.10m x 3.64m

A light and airy double bedroom with a window to the front of the property, which provides the benefit of unobstructed morning sunshine, a radiator and built in wardrobes.



Bedroom 2:

3.48m x 2.52m

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

**Bathroom:**

A modern bathroom comprising a white three piece suite, a bath with a Mira electric shower over, a wc and a sink with a mirror and light over. A frosted double glazed window to the rear of the property and a radiator.

**External:**

To the front of the property is a low maintenance gravelled garden with mature shrubbery, whilst to the rear of the property is a part lawned, part paved garden.

There is a useful garden store and a gate which leads to the garage block.

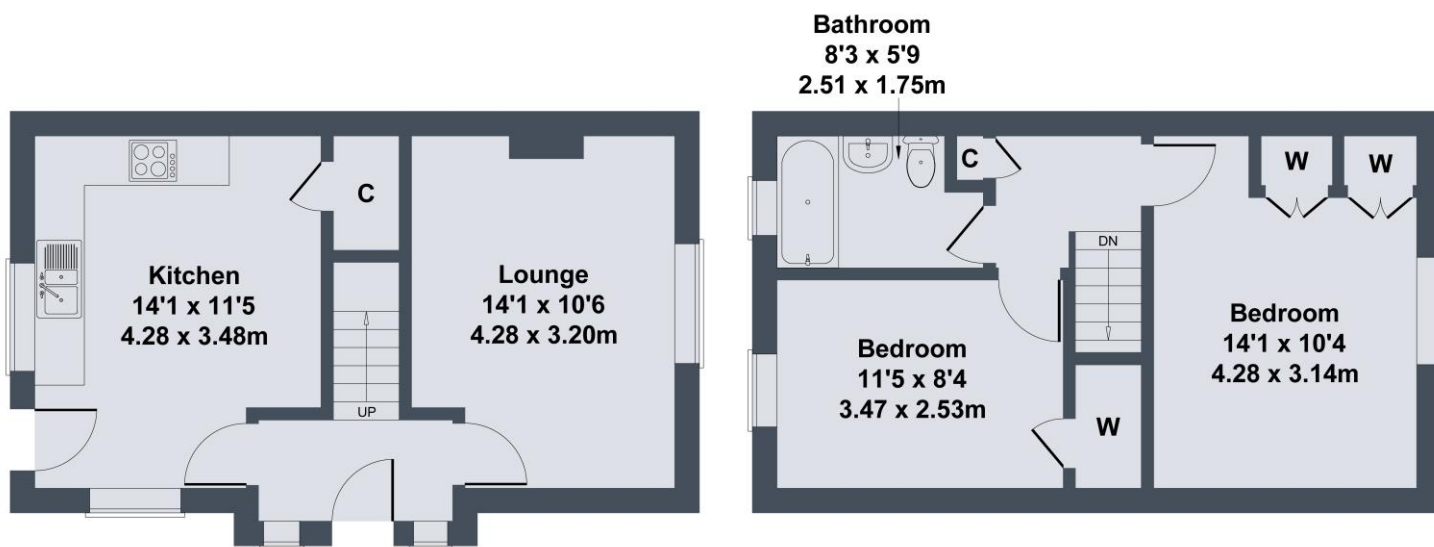
The property has potential for extension, subject to the relevant planning permissions being obtained.

**Additional Information**

The postcode is DL9 4HS, the Council Tax Band is B.



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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.

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