



## 56 Hambleton Road, Catterick Garrison

Offers in The Region of £139,950

Located on this very popular development, conveniently positioned for all local amenities, this two bedroomed end terraced house will appeal to a range of Buyers including first time Buyers and Investors. To the ground floor there is a living room and a kitchen, with the first floor having two bedrooms and a bathroom. Externally there is a garden with a store. Being offered to the market CHAIN FREE, an early inspection is recommended!

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

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## **Entrance Hall:**

Accessed via a part glazed front door, the hallway has two windows to the side of the property and a radiator.

## **Living Room:**

4.03m x 3.12m

A great space for relaxing, with a large window to the front of the property, a TV point and a radiator.



## **Dining Kitchen:**

2.95m x 4.38m

With a range of wall and base units under complimenting countertops, integrated is an extractor fan and a stainless steel sink with drainer, there is space for an oven, plumbing for a washing machine, a radiator and a window and door to the rear garden.



The kitchen has a useful understairs pantry cupboard.

## **Landing:**

With loft access and a cupboard.

## **Bedroom 1:**

3.65m x 3.12m

A double bedroom with a window overlooking the front of the property, a radiator and built in wardrobes.



## **Bedroom 2:**

2.62m x 3.5m

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





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## **Bathroom:**

Comprising a three piece suite; a panelled bath with electric shower over, a pedestal sink and a wc. The bathroom has a radiator and a frosted window to the rear of the property.



## **Additional Information:**

The Postcode is DL9 4HT, the Council Tax Band is B.

The Gas Central Heating Combi Boiler is located in the kitchen.

## **External:**

The property sits behind mature shrubbery and is lawned at the front, to the rear is a part paved, part lawned garden with a store.

The property has a single garage within a garage block nearby.



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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.