



6 Harley Lane, Catterick Garrison

Offers in The Region of £132,500

Sitting in a quiet location, on this very popular development with an open woodland aspect to the front, this two bedroomed property will appeal to a range of Buyers. To the ground floor is a living room and a dining kitchen with a pantry, whilst to the first floor are two double bedrooms and a bathroom. Externally, there is a low maintenance garden with brick built shed, a garage and on street parking. Offered to the market CHAIN FREE, an early inspection is strongly recommended!

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

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Entrance Hall:

Accessed via a upvc part glazed door, with a radiator and an understairs cupboard,

Living Room:

4.39m x 3.07m

A dual aspect room having a upvc double glazed bay window to the front, a upvc double glazed window to the rear garden and a TV point.



Dining Kitchen:

4.37m x 2.60m

With space for a table, the kitchen is fitted with a range of wall and base units including space for an oven and plumbing for a washing machine. There is a radiator and two upvc double glazed windows. One to the front and the other overlooking the rear garden.



Rear Lobby:

With a useful pantry storage cupboard and a upvc door to the garden.

First Floor Landing:

With an airing cupboard and a upvc double glazed window to the front.

Bathroom:

1.76m x 1.69m

Fitted with a panelled bath with an electric shower over, a WC, a wash hand basin and a frosted window to the rear of the property.



Bedroom 1:

4.39m x 3.10m

A double bedroom with two upvc double glazed windows, a radiator and a built in wardrobe.



Bedroom 2:

4.40m x 1.96m

With a radiator, two upvc double glazed windows and a built in wardrobe.

**External:**

To the front the property has a forecourt garden with mature shrubs.

The rear garden features a brick garden store, a seating area and a planting space.

The Garage is located in a block to the side of the property. It has an up and over door.

**Additional Information:**

The postcode is DL9 4JL and we are advised that the Council Tax Band is A.

The Worcester gas fired central heating boiler is located on the airing cupboard.

The owners of the property pay an annual maintenance charge which covers the street lighting/upkeep of the verges. The charge is approximately £400 per annum.





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.