



4 Harley Lane, Catterick Garrison Offers in The Region of £134,950

Sitting in a quiet location, on this very popular development with an open woodland aspect to the front, this two bed roomed property will appeal to a range of buyers. To the ground floor there is a dual aspect living room and a dining kitchen, 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 allocated 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 door and having a radiator and an understairs cupboard,

Living Room:

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



There are two radiators, a TV point and a gas fire with timber surround.



Dining Kitchen:

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:

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



Bedroom 1:

A dual aspect double bedroom with upvc double glazed windows to the front and rear of the property. There is a radiator and a built in wardrobe.



Bedroom 2:

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

External:

The property sits back from the road behind a low fence and a lawned garden.



The low maintenance rear garden is mainly paved and has a brick store with electric connected and a gate to the rear.



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



Additional Information:

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

The gas fired central heating boiler is located in 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.





Floorplan

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.