



26 Linton Rise, Catterick Garrison

Offers in The Region of £219,000

Sitting on a large corner plot in this very popular and conveniently positioned cul de sac, this three bedrooomed semi detached house has been substantially extended resulting in a large property which benefits from generous gardens, a garage and driveway parking. To the ground floor there is a living room, a dining room, a conservatory and a kitchen, with the first floor having three bedrooms and a shower room. Being 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:

The generous hallway has a radiator and a large cloaks cupboard that would be ideal as a downstairs WC or utility room.

Living Room:

The large living room is flooded with light as a result of the west facing fully glazed doors that open out to the garden. There is a TV point, two radiators and a feature stone fireplace.



Kitchen:

Fitted with a range of wall and base units with complimenting countertops. There is space for a gas cooker and under counter fridge, plumbing for a washing machine and dishwasher, two built in larder cupboards, a radiator and a upvc double glazed window.



Dining Room:

A second reception room which could be a dining room, a family room or additional living room. It has a radiator and an opening leads to the conservatory.



Bedroom:

A double bedroom with a radiator, a TV point and a upvc double glazed window.



Conservatory:

A great addition making the ideal space for relaxing and enjoying the garden. It has a radiator and a pair of doors out to the garden.

Bedroom:

A double bedroom with a wardrobe recess, a radiator and a upvc double glazed window.

**Bedroom:**

With a wardrobe recess, a radiator and a upvc double glazed window.

**Shower Room:**

Fitted with a WC, a wash hand basin and a corner shower cubicle with a dual headed shower. There is a heated towel rail and a upvc double glazed window.

**External:**

The property sits in a slightly elevated position behind a lawned garden and a driveway providing off street parking for a number of cars. The garage has an electric roller door. The large rear garden enjoys the afternoon and evening sun and offers a number of defined areas.



There are two paved seating areas, one with a most impressive timber gazebo, a well tended lawn and mature planted borders.



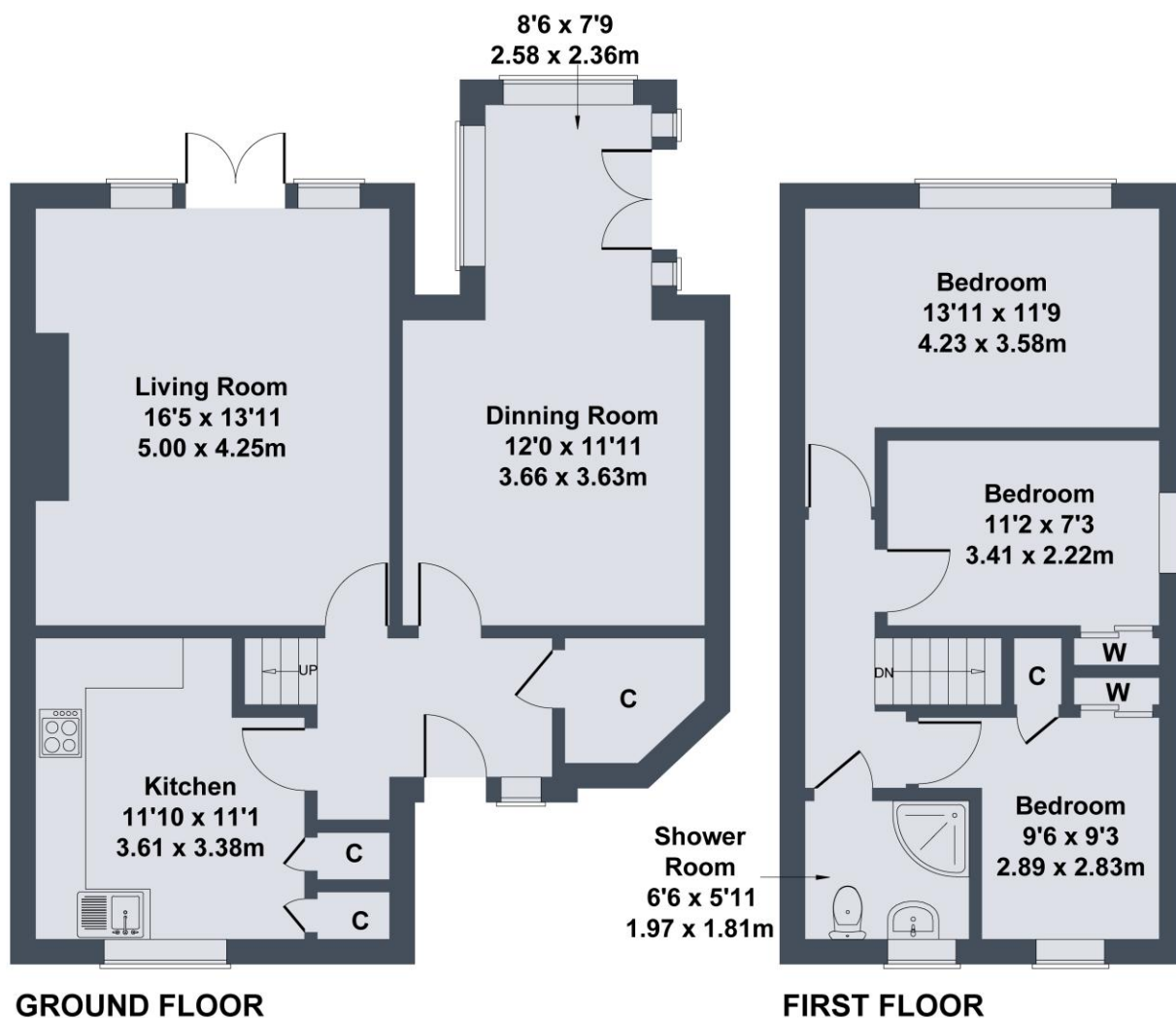
To the side of the property there is a timber shed.

**Additional Information**

The postcode is DL9 4DN and the Council Tax Band is C. The property has the benefit of gas central heating.



26 Linton Rise, DL9 4DN



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.

Produced by Potterplans Ltd. 2025

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.