



## 63 Woodland Avenue, Catterick Garrison

Offers in The Region of £159,950

In a quiet location on this very popular development, and having an open aspect to the front, this very well presented two bedroomed semi detached house will appeal to a variety of buyers. To the ground floor there is a living room with ample space for a dining table, a fully integrated kitchen, and a cloakroom. The first floor features two double bedrooms and a bathroom. Externally there is a South facing garden and parking for two cars. An early inspection is strongly recommended!

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

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## **Entrance Hall:**

Accessed through a part glazed front door.

## **Living Room:**

A bright room having a pair of upvc double glazed doors opening out to the South facing garden.



There is space for a dining table, a TV point, a useful under stairs cupboard and two radiators.



## **Kitchen:**

A contemporary styled kitchen fitted with a range of wall and base units with complimenting countertops. Integrated into the units are a gas hob and an electric oven with an extractor over, a dishwasher, a washing machine, a fridge and a freezer.

There is under pelmet lighting and a upvc double glazed window.



## **Cloakroom:**

Having a WC, a wash hand basin, a radiator and a upvc double glazed window.

## **First Floor Landing:**

With a radiator and loft access.

## **Bedroom 1:**

A double bedroom with a TV point, a radiator, fitted wardrobes, and a upvc double glazed window overlooking the rear garden.



## **Bedroom 2:**

A double bedroom with a radiator, fitted wardrobes, a storage cupboard and a upvc double glazed window with an open aspect.





### **Bathroom:**

Fitted with a white suite that comprises a bath with an Aqualisa shower over, a WC, a wash hand basin and a heated towel rail.



### **External:**

The property benefits from a lovely aspect to the front overlooking a grassed area.

A gated path to the side leads to the rear garden.

The South facing rear garden enjoys the sun throughout the day. It is mainly lawned with planted borders and a patio seating area.



There is driveway parking for two cars a short walk away.



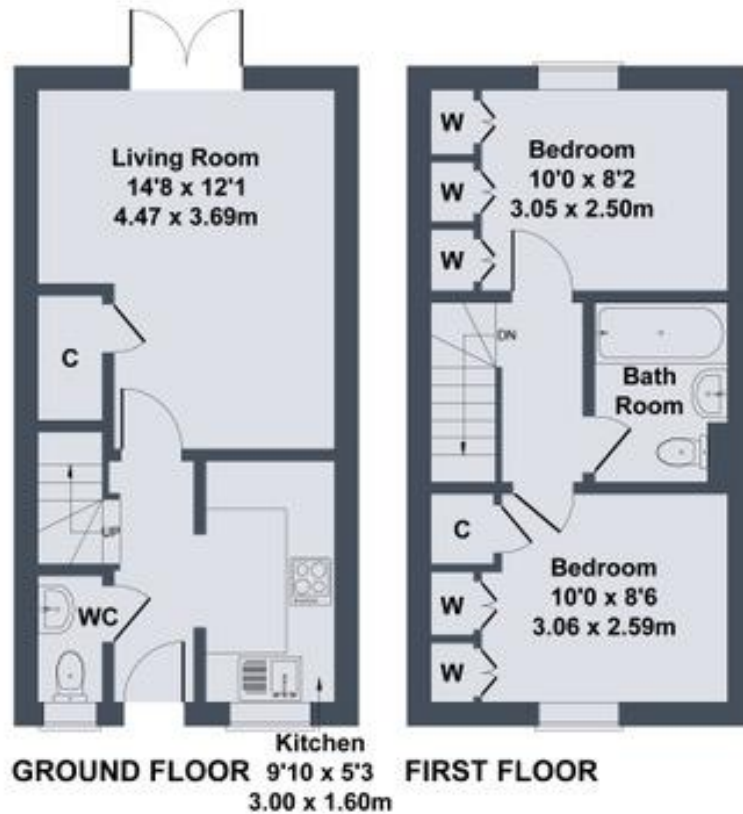
### **Additional Information:**

The postcode is DL9 4WD and the Council Tax Band is B.

The gas central heating boiler is located in the kitchen.

There is an annual charge for the upkeep of the general garden areas on the development. This is approximately £150 per annum.

## 63 Woodland Avenue



### 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.