



41 Warwick Close, Catterick Garrison

Offers in the region of £125,000

Forming part of this popular development, this three bedroomed end of terrace property will be of interest to buy-to-let investors. To the ground floor there is a living room, a dining kitchen and a cloakroom, whilst to the first floor there are three bedrooms and a bathroom. Externally there is a garden and a garage in a separate block. The property is being sold with the benefit of a longstanding tenant in place.

Entrance Hall– Living Room – Dining Kitchen – Cloakroom - Three Bedrooms – Bathroom –
Garden - Garage

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

41 Warwick Close, Catterick Garrison

Forming part of this popular development, this three bedroomed end of terrace property will be of interest to buy-to-let investors. To the ground floor there is a living room, a dining kitchen and a cloakroom, whilst to the first floor there are three bedrooms and a bathroom. Externally there is a garden and a garage in a separate block. The property is being sold with the benefit of a longstanding tenant in place.

Entrance Hall:

With a radiator and useful storage cupboards. The cloakroom has a WC and a wash hand basin.

Dining Kitchen:

5.25m x 2.75m

With ample space for a table, the kitchen is fitted with a range of wall and base units with complementing countertops.



Integrated into the units are an electric hob and oven with an extractor over. There is plumbing for a washing machine, space for a fridge freezer, upvc double glazed windows to the front and rear and a radiator.



Rear Lobby:

With a large storage cupboard, a radiator and a door to the garden.

Living Room:

5.25m x 3.17m

A dual aspect room having upvc double glazed windows to the front and rear of the property.



There is a radiator, electric fire and a TV point.



First Floor Landing:

With useful storage cupboards and loft access.

Bedroom:

4.16m x 3.18m

A double bedroom with built in wardrobes, a radiator and a upvc double glazed window.



Bedroom:

3.49m x 2.71m

A double bedroom with a radiator and a upvc double glazed window.

Bedroom:

2.72m x 2.10m

With a built in cupboard, a radiator and a upvc double glazed window.

Bathroom:

2.54m x 1.69m

Fitted with a white suite that comprises a bath with an electric shower over, a WC and a wash hand basin. There is a radiator and a upvc double glazed window.



External

To the front the property has a small lawned forecourt.

The rear garden is mainly lawned, with a decked seating area and a garden store.



Additional Information

The postcode is DL9 3HH and the Council Tax Band is A.

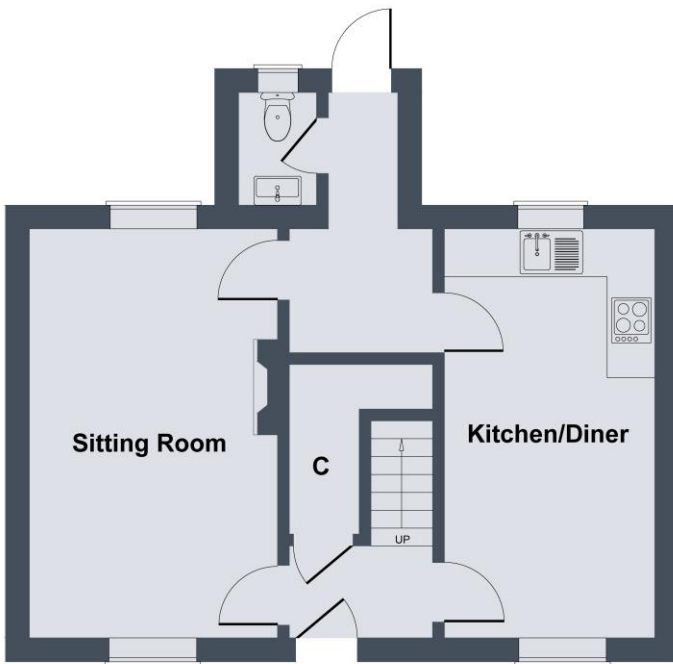
The gas central heating boiler is located on the landing.

There is an annual maintenance charge of approximately £400.

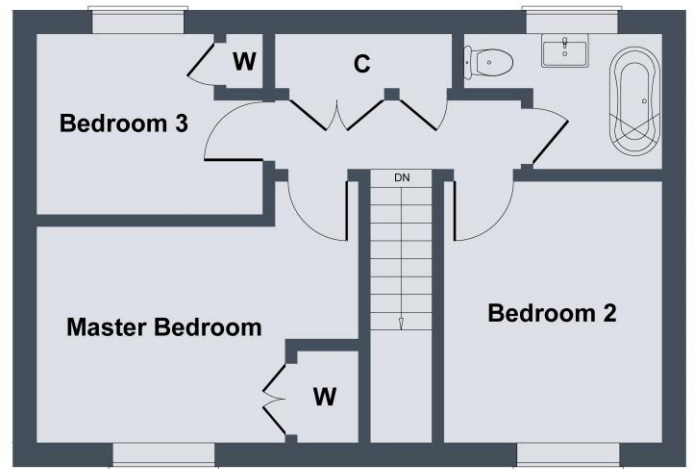
The property has a tenant in place, at a rent of £600 per calendar month.

The Garage is located in a block a short walk away from the property. It is rented out separately from the house at an annual rent of £520 per annum.

41 Warwick Close



GROUND FLOOR



FIRST FLOOR

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. 2023

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.