



HAMBLETON ROAD, CATTERICK GARRISON

OFFERS IN THE REGION OF £129,995



Northallerton
Estate Agency



Hambleton Road

Catterick Garrison, DL9 4HT

AN ATTRACTIVELY PRESENTED 2-BEDROOMED SEMI-DETACHED MODERN FAMILY HOUSE IN A QUIET RESIDENTIAL AREA OFFERING SPACIOUS LIVING ACCOMMODATION

- Full Gas Fired Central Heating
- 2 Double Bedrooms
- Good Sized Rear Garden, Patio & Decking
- EPC RATING - D
- UPVC Sealed Unit Double-Glazing
- 2 Designated Off Road Parking Spaces
- Quality Fitted Kitchen & Bathroom



Entrance Hall

1.62 x 3.47

Stairs to first floor. Ceiling light point. Radiator. Good sized under stairs storage/potential office area which enjoys the benefit of light power and internet connection point. Door through to the sitting room

Sitting Room

10'2" x 14'4"

Enjoys the benefit of wall mounted gas fire with central heating back boiler. Fitted TV plinth beneath which there is a TV point, and telephone connection point. Additional telephone point. Ceiling light point and radiator. Windows front and rear.

From Hallway

14'4" x 8'4"

Enjoys the benefit of a good range of base and wall cupboards, work surfaces with inset single drain, single bowl stainless steel sink unit with easy turn taps over. Space and point for gas and/or electric cooker. Space and plumbing for auto wash. Space for fridge freezer. Wall mounted extractor fan. Ceiling light point and a radiator. Fully tiled splash backs

Door through to

Utility Room

5'9" x 6'0"

Space and plumbing for auto wash. Ceiling light point. Part glazed rear wooden door leads out to rear garden.

STAIRS TO FIRST FLOOR

Bathroom

5'4" x 7'4"

Fully tiled walls and suite comprises tiled panel cast bath with easy turn hot and cold taps. Essential 8.5 electric shower over.

Expel air extractor fan and ceiling light point. Duo flush WC. Unit inset wash basin with easy turn mixer tap. Benefit of shaver light and socket over wall mounted shaving mirror. Wall mounted chrome heated towel rail and radiator. With addition ceiling light point. Wood laminate flooring.

Landing

Main landing which has attic access and ceiling light point. Airing cupboard with emersion heater and has shelf storage over.

PLEASE NOTE The Attic is accessed by a retractable loft ladder. The main part of the attic is boarded out to provide a very useful storage area, and it has the benefit of light and power.

Main Bedroom

10'0" x 14'4"

Wall length coloured glass fronted doors incorporating an excellent range of cloaks hanging, shelf storage etc. Ceiling light point and radiator.

Bedroom 2

8'4" x 14'4"

Double wardrobe with cloaks hanging rail and useful shelved storage to side with cupboard storage over. Ceiling light point and radiator.

OUTSIDE

Rear Garden

Which opens out on to a good area, all flagged patio, which has post and panelled fencing to the rear and steps up to the main garden, which runs across the back and to the side which is predominantly lawned with a corner area of raised decking. The property enjoys the benefit of a brick built shed together with concrete plinth and modern shed which measures 6 x 6. Gated access to the side which allows access to a concrete walkway which leads to the patio.

GENERAL REMARKS & STIPULATIONS

VIEWING – Through Northallerton Estate Agency – Tel: (01609) 771959.

TENURE – Freehold with Vacant Possession upon completion.

SERVICES - Mains water, electricity, gas and drainage.

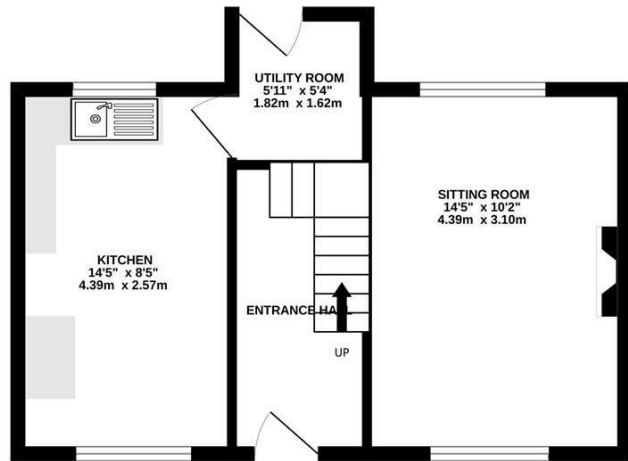
LOCAL AUTHORITY - Richmondshire District Council: Mercury House, Station Road, Richmond, DL10 4JX

COUNCIL TAX BAND – The Council Tax band is B.

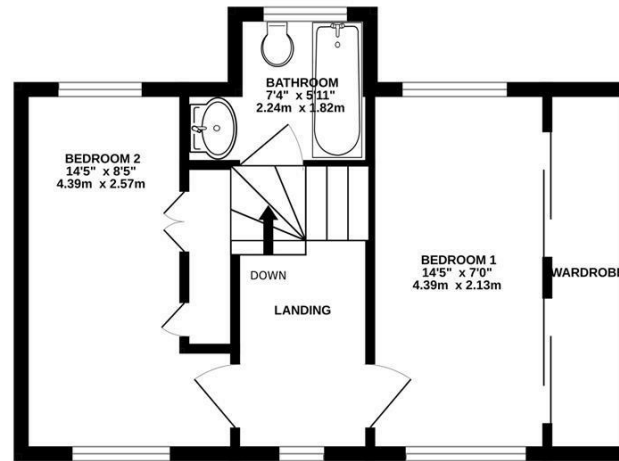


Call us to arrange a viewing on **01609 771959**

GROUND FLOOR

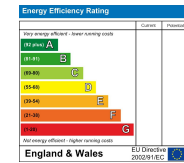


1ST FLOOR



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 - We have NOT been instructed to carry out a physical survey of the property, a structural survey nor to test any of the services, fixtures, fittings or appliances which pass through, in, on, over, under or attached to the property (whether or not referred to in these particulars). Any equipment appliance or service mentioned, has not been tested by us, nor is it the subject of any guarantee.
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