



17 WALKERVILLE ROAD, COLBURN,
CATTERICK GARRISON
ASKING PRICE £134,000



Northallerton
Estate Agency



Walkerville Road

Catterick Garrison, DL9 4WG

17 WALKERVILLE ROAD IS A 2 BEDROOM IDEAL FIRST TIME BUYER HOME. WITH OFF STREET PARKING AND CLOSE TO THE A1. THIS IS A MUST SEE PROPERTY BUT IS SUBJECT TO THE 106 AGREEMENT THAT THE PURCHASER MUST WORK IN THE LOCAL AREA.

- OFF STREET PARKING
- EPC RATING B
- MAINS GAS, WATER & ELECTRIC
- IDEAL FIRST TIME BUYER HOME
- CLOSE TO A1
- 2 BEDROOM

ENTRANCE HALL

CEILING LIGHT POINT, DOUBLE RADIATOR AND CLOAKS HANGING

KITCHEN AREA

GOOD RANGE OF BASE AND WALL UNITS WITH WOOD WORKTOPS, SINGLE DRAINER AND 1 & 1/2 BOWL, INSET 4 RING GAS HOB AND BOSCH OVEN BELOW, SPACE FOR WASHING MACHINE AND FRIDGE FREEZER, WALL MOUNTED IDEAL LOGIC COMBI BOILER, CEILING LIGHT POINTS.

LIVING ROOM

CEILING LIGHT POINT, RADIATOR, FRENCH DOORS OUT TO REAR GARDEN, TV POINT, PHONE POINT, WOOD EFFECT FLOORING.

WC

WALL LIGHT, EXTRACTOR FAN, LOW LEVEL WC AND WASH BASIN

BEDROOM 1

CEILING LIGHT POINT AND RADIATOR

BEDROOM 2

3/4 WIDTH, GLASS FRONTED WARDROBE, RADIATOR, CEILING LIGHT POINT

BATHROOM

WHITE SUITE COMPRISING OF BATH, WC AND WASH BASIN, WALL MOUNTED MIRROR, HEATED TOWEL RAIL AND EXTRACTOR FAN

THIS PROPERTY IS SUBJECT TO A 106 AGREEMENT WHERE THE PURCHASER MUST WORK IN THE LOCAL AREA AND FOR THAT REASON IS PRICED 20% BELOW MARKET VALUE.

VIEWING - BY APPOINTMENT THROUGH THE AGENCY

- Tel. No. 01609 771959

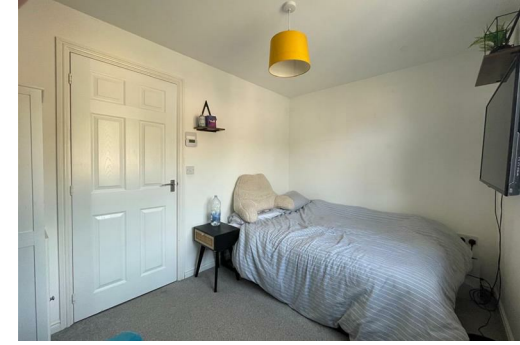
TENURE - FREEHOLD

SERVICES - MAINS GAS, WATER, ELECTRIC &

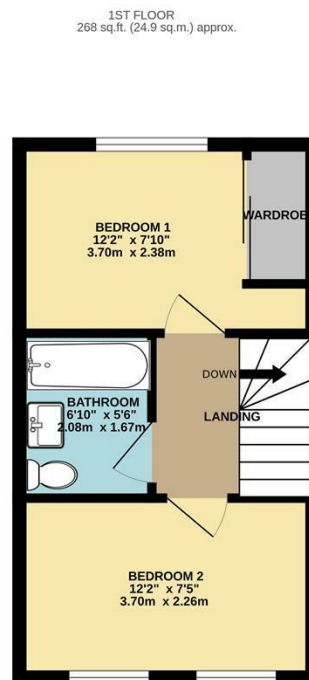
DRAINAGE

NYCC TAX BAND - B

EPC - B



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



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TOTAL FLOOR AREA: 537 sq.ft. (49.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
105-149 kWh/m ² /year	A		
81-104 kWh/m ² /year	B		
69-80 kWh/m ² /year	C		
55-68 kWh/m ² /year	D		
48-54 kWh/m ² /year	E		
41-47 kWh/m ² /year	F		
35-40 kWh/m ² /year	G		
31-34 kWh/m ² /year	H		
26-30 kWh/m ² /year	I		
21-25 kWh/m ² /year	J		
16-20 kWh/m ² /year	K		
13-15 kWh/m ² /year	L		
10-12 kWh/m ² /year	M		
7-9 kWh/m ² /year	N		
5-6 kWh/m ² /year	O		
3-4 kWh/m ² /year	P		
1-2 kWh/m ² /year	Q		
0-1 kWh/m ² /year	R		
0 kWh/m ² /year	S		
England & Wales		EU Directive 2002/91/EC	

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 - These particulars are set out as a general outline only for the guidance for intending purchasers and do not constitute, nor constitute a part of, an offer or Contract.
 - All descriptions, dimensions, measurements, distances referred to, are given as a guide only and are NOT precise. If such details are fundamental to purchase, purchasers must rely on their own enquiries. All statements do not constitute any warranty or representation by the Vendor or his/her Agents.
 - 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.
 - Any plans may not be to scale and are for identification purposes only.
 - Items included in the written text are included in the sale. All others are excluded regardless of their inclusion of any photograph.
 - You should place no reliance on anything stated verbally by any of our staff unless the matter is confirmed by us in writing. If any issue (included or not in these particulars) is of major importance to your interest in this property, please ask us for further information.
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