





### **HORSESHOE CLOSE**

A well presented top floor apartment with 2 bedrooms & additional study/dressing room. With an open plan living area incorporating a fitted kitchen, large living room with dining area. There is a family bathroom & an en suite shower room to the main bedroom. The property come with the added benefit of allocated parking. This lovely property would be ideal for a couple or single person and is available middle of August 2025.

### **LOCATION**

Horseshoe Crescent is situated in Catterick Garrison and just is a short drive/walk away from schools, bus links and the Princess Gate shopping park which is home to various shops, bars/restaurants and the Savoy Cinema. There is also a Tesco superstore, Aldi, Lidl and other food shops nearby. Catterick Leisure Centre has a gym and swimming pools. The historic market town of Richmond is just a short drive away (approx. 4 miles) and has many shops, bars and restaurants and small cinema based in the picturesque Richmond Station. The property is situated close to the A1, providing great transport links to bigger towns and cities.





## IMPORTANT INFORMATION

Postcode: DL9 4GB

Style of property: Modern second floor apartment.

Council Tax Band: B - North Yorkshire Council

EPC Rating: C.

Heating: Electric heating.

Parking: Allocated parking

Appliances included: Integrated oven and hob.

Pets: Unfortunately pets are not permitted at the property due to the headlease conditions.

Term: The landlord is looking for long term tenants.

Available from: Mid August 2025.

What3words: /////launched.roofed.brambles

## WANT TO VIEW? THINGS YOU NEED TO KNOW BEFORE HAND....

IF YOU THINK THIS PROPERTY IS FOR YOU, CLICK ON THE LINK TO EMAIL AND FILL OUT THE QUESTIONNAIRE, WE WILL BE IN TOUCH AS SOON AS POSSIBLE TO ARRANGE A VIEWING APPOINTMENT.

**Affordability:** It is important, that before you enquire about the property, you check whether it is affordable for you. As per our referencing companies requirements you will need a combined income of £19,500.

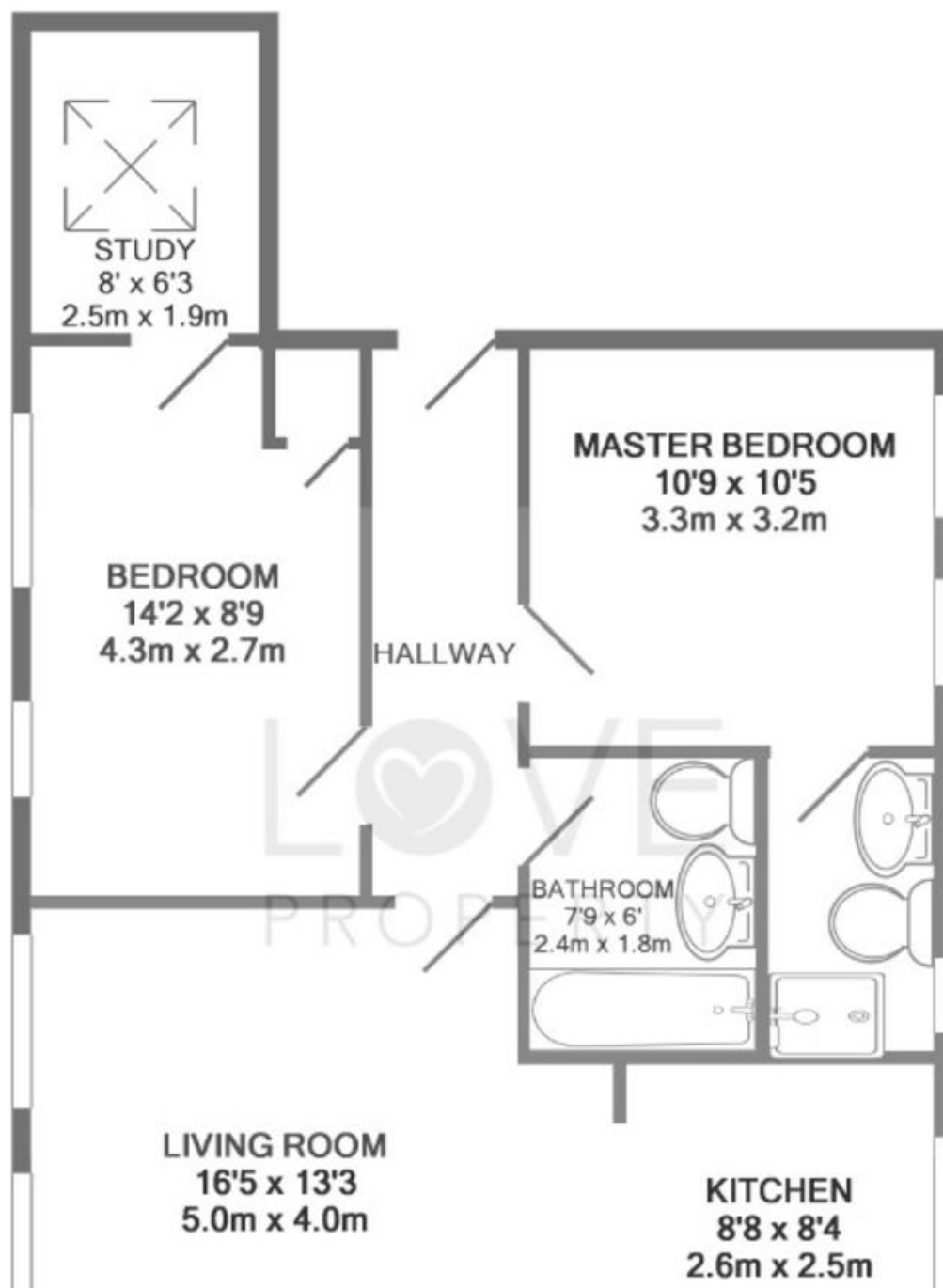
**Holding Deposit:** You will need to pay a holding deposit that is equivalent to 1 weeks rent (£150.00) and provide some personal and financial information (3 months bank statements) in order for us to commence with the referencing process.



Your holding deposit will be deducted from your first months rent or refunded to you after 15 calendar days, whichever you are agreeable to. Please note that failure to disclose adverse credit may result in the loss of your holding deposit.

**Deposit:** The bond for this property is £750.00 This will be refunded at the end of the tenancy subject to terms and conditions.





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