







## WETHERBY CLOSE

A spacious family home in immaculate condition, with a welcoming entrance hallway, with a handy cloaks/wc and courtesy door to the integral garage. The living room comes with a recessed tv and a contemporary fireplace and double doors to the rear garden. The large dining kitchen really has the wow factor, with plenty of units and worktop space for cooking and room for a good sized dining table which makes it a great room for entertaining. There is also a utility room.

To the first floor there are four bedrooms, two with built in wardrobes. There is also an en-suite shower room and a family bathroom.

Externally there are gardens to the front of the property and pleasant enclosed gardens to the rear. There is a driveway and garage.

A truly stunning property which will make an amazing family home.

## LOCATION

Wetherby Close is situated on a modern development which benefits from being just a short walk from Colburn leisure centre, a hub for families to partake in a wide range of activities and clubs. Colburn has its fair share of local amenities, with local shops, a health centre and a community centre. If this isn't enough, Catterick Garrison is a short drive away from the Princess Gate shopping park which is home to a cinema, restaurants, cafe's and a selection of retail shops. 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.



## FINER DETAILS

Postcode: DL9 4BU.

Style of property: Large detached home.

Council tax band: E - Richmondshire District Council.

EPC Rating: B.

Heating type: Gas central heating.

Parking: Driveway & Garage.

Appliances included: Gas hob, double electric oven, dishwasher, fridge/freezer, television.

Pets: One small pet considered on a case by case basis. Please note that pets must be restricted to downstairs if agreed to. This will also be subject to an extra £25pcm per pet.

Term: The landlords are looking for a long term let.

Available from: October 2025.

What3words: ///merchant.mutual.proclaims

LOVE IT? WHAT TO DO NEXT.....

IF YOU THINK THIS PROPERTY IS FOR YOU, CLICK ON THE LINK 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 £39,000.

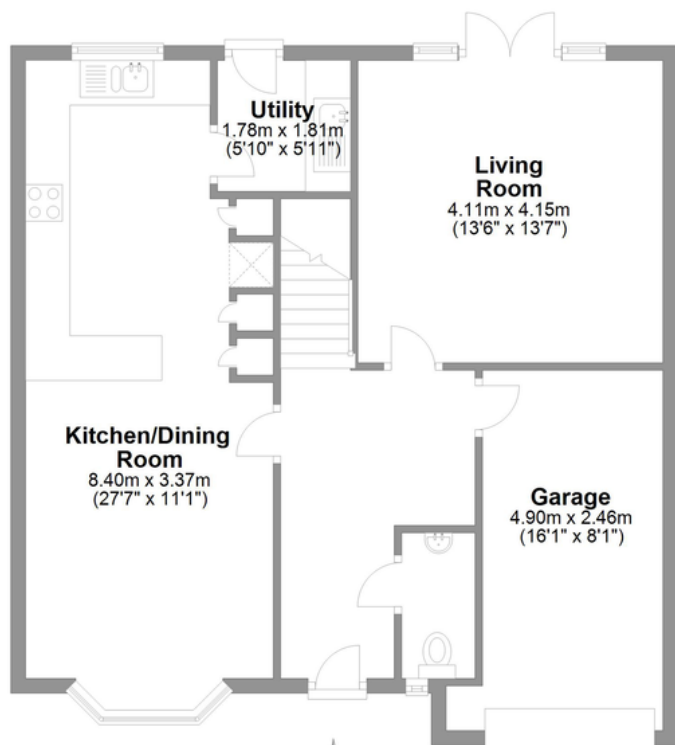
**Holding Deposit:** You will need to pay a holding deposit that is equivalent to 1 weeks rent (£300.00) and provide some personal and financial information (3 months bank statements) in order for us to commence with the referencing process. Your holding deposit will be deducted from your first months rent or refunded to you after 15 calendar days, whichever you are agreeable to.

**Deposit:** The bond for this property is £1,500.00. This will be refunded at the end of the tenancy subject to terms and conditions.

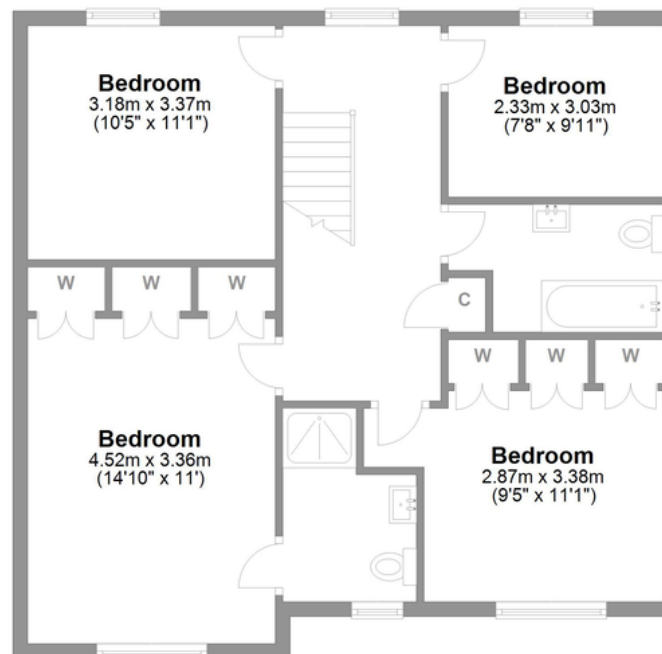


## Weatherby Close Colburn

Total area: approx. 145.7 sq. metres (1568.8 sq. feet)



Ground Floor



First Floor

# LOVE PROPERTY.

Whilst every attempt has been made to ensure the accuracy of the floorplans 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 not drawn to scale and is for illustrative purposes only & should be used as such by any prospective purchaser. Created especially for Love Property by Vue3sixty Ltd

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Catterick Garrison

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