







PEPPERMINT DRIVE is a substantial family home situated on a corner plot. Recently refurbished to a very high standard including newly fitted carpets, decorated throughout, new fitted kitchen and refitted bathroom.

The internal accommodation briefly comprises of an entrance hallway, leading to the living room, there is also a handy utility room which has a guest wc. The kitchen has been refitted with a range of sage base and wall units, there is appliance space and a dining area. To the first floor there are three bedrooms all good sizes, finally there is the refitted bathroom with a shower over the bath.

Externally there are gardens to the front, side and rear.

#### LOCATION

The property can be located in Colburn 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 and a selection of retail shops. The property is situated close to the A1, providing great transport links to bigger towns and cities.



## IMPORTANT INFORMATION

Postcode: DL9 4UF.

Style of property: Spacious family home.

Council tax band: A – North Yorkshire Council.

EPC Rating: C.

Heating: The property is heated by gas central heating.

Glazing: The property benefits from double glazing.

Term: The landlord is looking for long term tenants.

Available from: End of November 2025.

What3words:///moment.wisdom.prospered

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 QUESTIONAIRE, 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 £28,500.

**Deposit:** The bond for this property is £1,096.00 This will be refunded at the end of the tenancy subject to terms and conditions.

**DISCLAIMER** These particulars are intended to give a fair and reliable description of the property, no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. The owner/occupier have informed us that any service and or appliances (including central heating if fitted) referred to in this brochure operate satisfactorily but they have not been tested. If a property is unoccupied at any time, there may be reconnection charges for any switched off/disconnected or drained services or appliances.

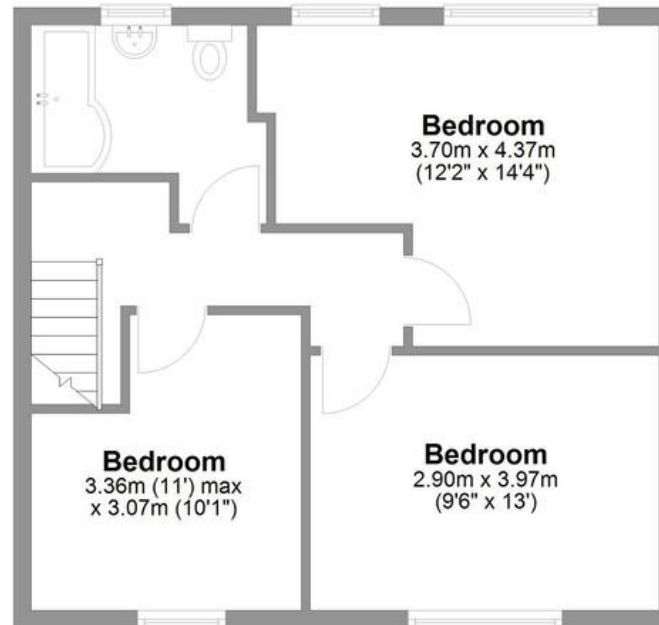


## Peppermint Drive Colburn

Total area: approx. 96.8 sq. metres (1042.2 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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