



1 MILL BUNGALOWS
Catterick, Richmond



GSC GRAYS

PROPERTY • ESTATES • LAND

1 MILL BUNGALOWS

Richmond, DL10 7LY

A spacious linked detached, three bedroom family home occupying a lovely position, tucked away in the centre of a popular village.

ACCOMMODATION

The property offers well proportioned and flexible living accommodation, for a variety of purchasers looking for either multi-generational living or a spacious home. There are two reception rooms, including a sitting room with log burning stove, formal dining room, kitchen, utility and WC.

To the first floor, there are three bedrooms, including a principal bedroom with en-suite shower room, and a house shower room.

There is also a ground floor self-contained annex, with a sitting room, dining kitchen and double bedroom with en-suite shower room, which could be re-incorporated into the main house.

Externally, the property enjoys low maintenance gardens to the front and rear, ample parking, attached garage and workshop. The property would benefit from modernisation and is offered with no onward chain.



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Situation and Amenities

The property is situated in the heart of the village, which is well located with excellent transport links being within a mile or so of the A1(M) access points. The village is well served by local facilities including primary school, local store, health centre, a public house, café, takeaways, hairdressers and a service station. There is a sports ground used for cricket and football.

There are a variety of further amenities available including a range of independent and national retailers, secondary schools, leisure facilities, restaurants and pubs can be found in the nearby towns of Richmond, Bedale, Darlington and Northallerton.

Catterick Village is particularly well placed for those looking for a tranquil setting but with good commuting facilities, with East Coast mainline railway stations in Northallerton and Darlington and airports at Durham Tees Valley, Newcastle and Leeds Bradford. Northallerton 13 miles, Darlington 16 miles, Harrogate 37 miles, York 47 miles, Leeds 52 miles, Newcastle 50 miles.





Accommodation Comprises: Ground Floor

An entrance porch leads into the sitting room with a door to the annex, a log burning stove and archway into the dining room.

The dining room has double doors to the front patio garden, a butlers hatch and access into the kitchen which has a range of fitted units with an integrated double oven, gas hob and sink. There is space for free standing white goods and access to the utility room/WC and the attached garage.

First Floor

The landing provides access to the three bedrooms and a drop down ladder to the attic, which is a spacious room with Velux window. The principal bedroom is a good sized double with fitted wardrobes, en-suite shower room and a window overlooking the front garden.

The second bedroom, also a double, has fitted wardrobes and a window to the side. The third bedroom is a single with a window overlooking the front garden, the log burning stove flu is situated in the room.



Annex

A private front door leads into a sitting room, with a door linking to the main house, a feature fire surround and door into the double bedroom. The bedroom has a window to the side and en-suite shower room, as well as a wardrobe and a door leading into the kitchen.

The kitchen has a range of fitted units with a stainless steel sink, space for free standing white goods and a dining table and there is a door leading to the rear garden.

Externally

There are two blocked paved driveways, providing ample private parking, as well as a low maintenance gravelled and patio garden, with seating areas and flower beds housing a variety of mature trees and shrubs. There is also a carport and access to the garage and lean to storage area.

To the rear of the property, there is a low maintenance garden with a various paved patio and hardstanding seating areas, substantial flower beds and borders, housing mature shrubs and plants and a lawn. There is access to the boiler room and the lean to storage area.

Garage

The garage has an up and over door, light and power connected and pedestrian doors into the kitchen and the boiler room.

Tenure

The property is believed to be freehold with vacant possession on completion.

Local Authority and Council Tax Band

North Yorkshire Council. Tel 01748 829100.

The property is banded E.

Services and Other Information

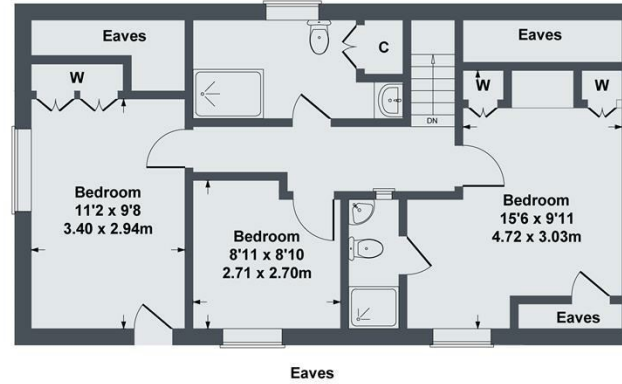
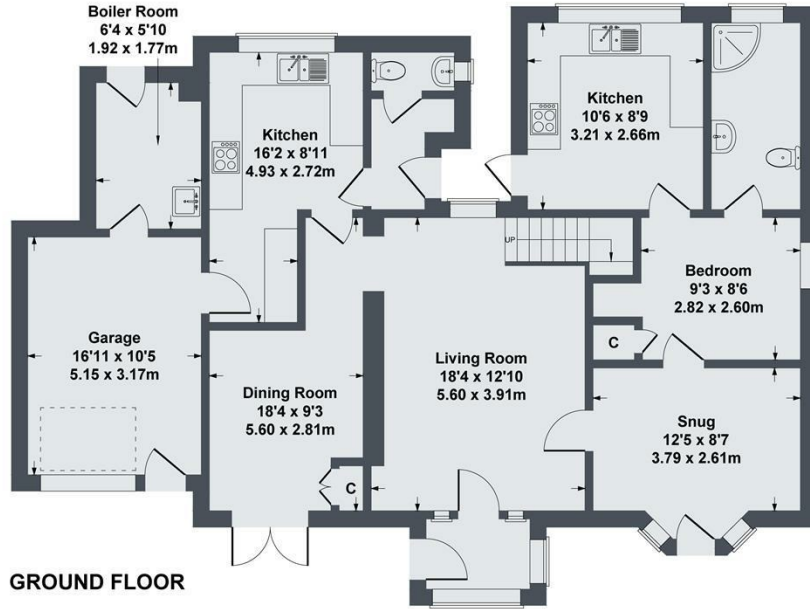
The property is served by gas fired central heating, mains electric, water and drainage connected.

Particulars & Photographs

The particulars were written and the photographs taken in August 2023.

1, Mill Bungalows Catterick, Richmond, DL10 7LY

Approximate Gross Internal Area
1787 sq ft - 166 sq m



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2023

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	67	80
England & Wales	EU Directive 2002/91/EC	



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