



8 HILDYARD ROW

CATTERICK GARRISON, DL9 4DH

£65,000
LEASEHOLD

A Well Proportioned First Floor Apartment centrally located within Catterick Garrison. Entrance Hall and Landing, Lounge/Dining Room, Kitchen, Utility Room, 2 Bedrooms, Bathroom/WC. Electric Heating, UPVC Double Glazing. Council Tax Band A. EER F29. NO ONWARD CHAIN. Lease term 999 years from 2024. Maintenance and insurance contribution costs TBC.

NORMAN F. BROWN

Est. 1967

8 HILDYARD ROW

• SPACIOUS FIRST FLOOR FLAT • 2
BEDROOMS • HANDY FOR SHOPS AND
SERVICES • ELECTRIC HEATING • UPVC
DOUBLE GLAZING • NO ONWARD CHAIN



DESCRIPTION

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STAIRWELL

Wall lights, dado rail. Entrance door to front onto Hildyard Row. Door to Inner Landing.

GROUND FLOOR

ENTRANCE HALL AND STAIRWELL

FIRST FLOOR LANDING

Rointe Kyros electric wall heater. Doors to Lounge/Dining Room, Kitchen, Bedroom 1, Bedroom 2, Bathroom/WC and to stairwell.

LOUNGE/DINING ROOM

Two Rointe Kyros electric wall heaters, wall lights, coving, large drop down loft hatch, tiled fireplace recess. UPVC double glazed windows to front. Door to Landing.

KITCHEN

Tiled surrounds, one and a half bowl sink unit with mixer tap, laminate work surfaces, fitted cupboards and drawers, built-in double electric oven, electric hob, built-in fridge, built-in freezer, Rointe Kyros electric wall heater. UPVC double glazed window to rear. Doors to Landing and Utility Room.

UTILITY ROOM

Rointe Kyros electric wall heater, tiled surrounds, stainless steel single drainer sink unit, fitted cupboards, plumbing for washing machine, cupboard containing fuse board and electric meter. UPVC double glazed window to rear. Door to Kitchen.

BEDROOM 1

Built-in wardrobes with sliding mirrored doors, coving, Rointe Kyros electric wall heater. UPVC double glazed window to front. Door to Landing.

BEDROOM 2

Rointe Kyros electric wall heater. UPVC double glazed window to rear. Door to Landing.

BATHROOM/WC

Fully tiled walls, pedestal wash hand basin, panelled bath with electric shower over, low level WC, Rointe Kyros electric wall heater, extractor fan, large fitted wall mirror. UPVC double glazed window to rear. Door to Landing.

GENERAL INFORMATION

Viewing - By appointment with Norman F. Brown.

Tenure - We understand that the property is Leasehold. A new 999 year lease will be set up with the new purchaser.

Maintenance and Insurances – Maintenance and Insurance contribution costs to be confirmed.

Local Authorities - North Yorkshire County Council -
Tel: (01748) 829100 / (01609) 780780

Property Reference – 14151

Particulars Prepared – May 2023

IMPORTANT NOTICE

These particulars have been produced in good faith to give an overall view of the property. If any points are particularly relevant to your interest, please ask for further information or verification, particularly if you are considering travelling

some distance to view the property.

All interested parties should note:

i. The particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute an offer or contract or any part thereof.

ii. All measurements, areas or distances are given only as a guide and should not be relied upon as fact.

iii. The exterior photograph(s) may have been taken from a vantage point other than the front street level. It should not be assumed that any contents/furnishings/furniture etc. are included in the sale nor that the property remains as displayed in the photographs.

iv. Services or any appliances referred to have not been tested and cannot be verified as being in working order. Prospective buyers should obtain their own verification.

FREE MARKET APPRAISAL

We will be pleased to provide an unbiased and professional market appraisal of your property without obligation, if you are thinking of selling.

SURVEY & VALUATION

A range of valuation/survey services is available for all property transactions including sale, purchase, mortgage, probate etc.

FREE IMPARTIAL MORTGAGE ADVICE

CALL TODAY TO ARRANGE YOUR APPOINTMENT

Mortgage Referral Arrangement

In accordance with Compliance with the Consumer Protection from Unfair Trading Regulations 2008, we declare that we routinely refer potential purchasers to L&C (London & Country Mortgages Ltd) for fee free mortgage advice. It is your decision whether you choose to deal with L&C. Should you decide to use L&C you should know that we would receive a referral fee of 25% of any payment they receive from lenders and insurers for the services they provide to you.

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT

A life assurance policy may be required. Written quotation available upon request.

8 HILDYARD ROW





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		66
(39-54) E		
(21-38) F	29	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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NORMAN F.BROWN

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