



## 7 WILLOW VIEW

CATTERICK VILLAGE, NR RICHMOND, DL10 7PD

£205,000

FREEHOLD

A Well Proportioned Detached Bungalow within this popular easily accessible village. Lounge, Kitchen/Dining Room, Inner Hall, 2 Double Bedrooms, Conservatory, Store Room, Bathroom/WC, Garage, Long Driveway, Front and Rear Gardens, Gas Fired Central Heating, UPVC Double Glazing. Council Tax Band C. EER D68. NO ONWARD CHAIN.

**NORMAN F. BROWN**

Est. 1967

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- WELL PROPORTIONED DETACHED BUGALOW • 2 DOUBLE BEDROOMS • CONSERVATORY • LONG DRIVEWAY AND GARAGE • PRIVATE REAR GARDEN • GAS CENTRAL HEATING • UPVC DOUBLE GLAZING • CUL-DE-SAC • EASILY ACCESSIBLE VILLAGE • NO ONWARD CHAIN



## DESCRIPTION

A Well Proportioned Detached Bungalow within this popular easily accessible village. Lounge, Kitchen/Dining Room, Inner Hall, 2 Double Bedrooms, Conservatory, Store Room, Bathroom/WC, Garage, Long Driveway, Front and Rear Gardens, Gas Fired Central Heating, UPVC Double Glazing. Council Tax Band C. EER D68. NO ONWARD CHAIN.

## KITCHEN/DINING ROOM

Tiled surrounds, stainless steel one and a half bowl sink unit with mixer tap, laminate work surfaces, cream cupboards and drawers, ceiling halogens, fridge/freezer space, electric cooker space. UPVC double glazed windows to front and side with roller blinds. UPVC double glazed entrance door to side. Door to Lounge/Dining Room.

## LOUNGE

Maximum measurements. Coving, 2 radiators, stone fireplace surround. UPVC double glazed window to front with vertical blinds. UPVC double glazed window to side. Doors to Kitchen and Inner Hall.

## INNER HALL

Radiator, access to loft space with drop down hatch, pull down ladder and light. Part glazed doors to Lounge and Store Room. Doors to Bedrooms and Bathroom.

## BEDROOM 1

Maximum measurements. Built in wardrobes, radiator. UPVC double glazed window to rear. Door to Inner Hall.

## BEDROOM 2

Radiator. UPVC double glazed doors to Conservatory. Door to Inner Hall.

## CONSERVATORY

Wall lights. UPVC double glazed entrance door to rear garden. UPVC double glazed windows with fitted blinds. UPVC double glazed sliding doors to Bedroom 2.

## STORE ROOM

Radiator, fitted shelving, cupboard containing wall mounted IDEAL gas fired combi boiler (installed in 2021). UPVC double glazed window to side. Part glazed door to Inner Hall.

## BATHROOM/WC

Fully tiled walls, wash hand basin in vanity unit, panelled bath with electric shower over and screen, WC, chrome heated towel ladder. UPVC double glazed window to side. Door to Inner Hall.

## OUTSIDE

Front Garden.

Gravel, chippings, gas meter box

To the side.

Long tarmac driveway, electric meter box, cold water tap.

Private Rear Garden.

Gravel chippings, shrubs, lawn, paved patio.

Garage.

Power connected. UPVC double glazed window to rear.

Personnel door to side. Up and over door to front.

## GENERAL INFORMATION

Viewing - By appointment with Norman F. Brown.

Tenure - The property is Freehold. The title register is NYK 245849

Services – Mains electricity, gas, water and drainage.

Local Authority - North Yorkshire Council – Tel: 0300 1312131

www.northyorks.gov.uk

Broadband and Mobile Phone Coverage – please check using this website  
<https://checker.ofcom.org.uk>

Property Reference – 18568128

Particulars Prepared – December 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.

#### FREE IMPARTIAL MORTGAGE ADVICE

#### CALL TODAY TO ARRANGE YOUR APPOINTMENT

Our qualified mortgage and financial advisor will be pleased to advise you on the wide range of mortgages available from all of the mortgage lenders without charge or obligation.

**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.

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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>86</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>68</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	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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