



12 FOURTH AVENUE

COLBURN, CATTERICK GARRISON, DL9 4RN

£125,000
FREEHOLD

A Well Proportioned Semi Detached Family House within a popular and easily accessible location. Requires modernisation. Entrance Hall, Lounge, Dining Room, Kitchen, Downstairs Shower Room/WC, 3 Bedrooms, First Floor WC, Garage, Front and Rear Gardens, Gas Fired Central Heating, UPVC Double Glazing. Council Tax Band B. EER D63. NO ONWARD CHAIN.

NORMAN F. BROWN

Est. 1967

12 FOURTH AVENUE

• 3 BEDROOMS • WELL
PROPORTIONED • GARAGE • POPULAR
LOCATION • GAS CENTRAL
HEATING • UPVC DOUBLE
GLAZING • MODERNISATION
REQUIRED • NO ONWARD CHAIN



DESCRIPTION

A Well Proportioned Semi Detached Family House within a popular and easily accessible location. Requires modernisation. Entrance Hall, Lounge, Dining Room, Kitchen, Downstairs Shower Room/WC, 3 Bedrooms, First Floor WC, Garage, Front and Rear Gardens, Gas Fired Central Heating, UPVC Double Glazing. Council Tax Band B. EER D63. NO ONWARD CHAIN.

ENTRANCE HALL

Telephone point, radiator, stairs to first floor. Doors to Lounge and Shower Room/WC. Double glazed entrance door to front. Double glazed window to front.

LOUNGE

Radiator, gas fire with marble surrounds. Double glazed window to front. Sliding glazed door to Dining Room. Doors to Hall and Kitchen.

DINING ROOM

Radiator, loft hatch. Double glazed windows to side and rear. Timber external door with single glazed panel. Single glazed window to Kitchen. Sliding glazed door to Lounge. Door to Kitchen.

KITCHEN

Fully tiled walls, stainless steel single drainer unit, oak cupboards and drawers, electric cooker point, plumbing for washing machine, fridge space, ceiling LED spotlights, radiator, shelved pantry cupboard, understairs cupboard. Double glazed window to side. Doors to Dining Room and Lounge. Single glazed window to Dining Room.

DOWNSTAIRS SHOWER ROOM/WC

Fully tiled walls, pedestal wash hand basin, shower cubicle with electric MIRA shower, wc, radiator. Single glazed window to side. Door to Hall.

LANDING

Radiator, loft hatch. Double glazed window to rear. Doors to Bedrooms and WC.

BEDROOM 1

Built in wardrobe, radiator. Double glazed window to front. Door to Landing.

BEDROOM 2

Built in wardrobe, radiator. Double glazed window to front. Door to Landing.

BEDROOM 3

Radiator. Double glazed window to rear. Door Landing.

WC

Vanity wash hand basin with white gloss cupboard, wc, high level cupboard. Double glazed window to rear. Door to Landing.

OUTSIDE

Front Garden

Lawn, flower beds, canopy over front door, gas meter box.

To the side

Concrete path, light, integral store room which contains the wall mounted gas fired combi boiler. Single glazed window to side. Personnel door to side.

Rear Garden

Lawn, flower bed, concrete fuel bunker, double power socket, concrete path.

Garage

Up and over door, personnel door to side.

SERVICES

Mains electricity, gas, water and drainage.

GENERAL INFORMATION

Viewing - By appointment with Norman F. Brown.

Tenure - Freehold. The title register is NYK 404855.

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 – 18621372

Particulars Prepared – May 2024.

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

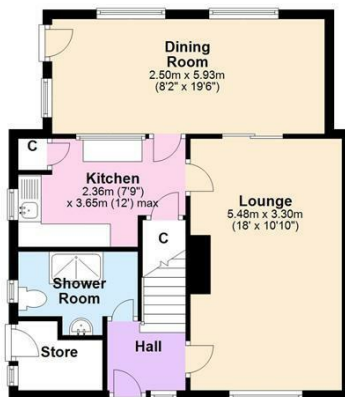
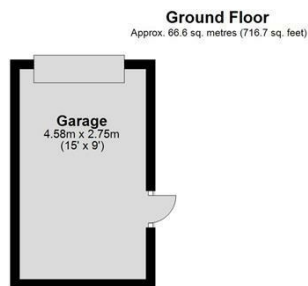
Our qualified mortgage and financial advisor will be pleased to advise you on the wide range of mortgages available from all of the mortgage lenders without charge or obligation.

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

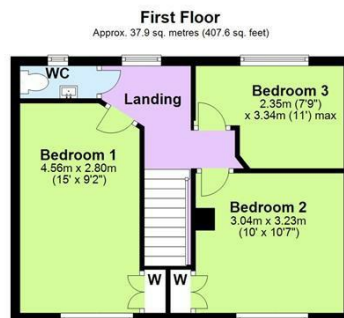
A life assurance policy may be required. Written quotation available upon request.

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Total area: approx. 104.5 sq. metres (1124.3 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(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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Est. 1967