



3 GOODWOOD AVENUE
CATTERICK GARRISON, DL9 4GH

£180,000
FREEHOLD

A Modern End Terraced Family House Nicely Situated on the edge of this popular development. Entrance Hall, Lounge, Kitchen/Dining Room, Cloakroom/WC, 3 Bedrooms, En-Suite Shower Room/WC, Family Bathroom/WC, Garage, Parking, Rear Garden, Gas Fired Central Heating, UPVC Double Glazing. Council Tax Band C. EER C77.

NORMAN F. BROWN

Est. 1967

3 GOODWOOD AVENUE

• MODERN • 3 BEDROOMS • EN-SUITE • GARAGE • EDGE OF DEVELOPMENT LOCATION • GAS CENTRAL HEATING • UPVC DOUBLE GLAZING • NO ONWARD CHAIN



DESCRIPTION

A Modern End Terraced Family House Nicely Situated on the edge of this popular development. Entrance Hall, Lounge, Kitchen/Dining Room, Cloakroom/WC, 3 Bedrooms, En-Suite Shower Room/WC, Family Bathroom/WC, Garage, Parking, Rear Garden, Gas Fired Central Heating, UPVC Double Glazing. Council Tax Band C. EER C77.

ENTRANCE HALL

Coving, beech effect laminate floor, radiator, downstairs cupboard, stairs to first floor. External door to front with double glazed panel. Doors to Lounge, Kitchen/Dining Room and Cloakroom/WC.

LOUNGE

Coving, beech effect laminate floor, radiator. Double glazed window to front. Part glazed door to Entrance Hall.

KITCHEN/DINING ROOM

Tiled surrounds, stainless steel one and a half bowl sink unit, laminate work surfaces with under lighting, wood effect cupboards and drawers, built in electric oven and 4 ring gas hob with extractor hood over, plumbing for washing machine, plumbing for dishwasher, built in fridge/freezer, concealed gas fired WORCESTER boiler (installed 2023), ceiling LED spotlights, beech effect laminate floor, radiator. Door to Hall. Double glazed double doors to Rear Garden. Double glazed window to rear.

CLOAKROOMWC

Radiator, pedestal wash hand basin with tiled splashback, low level WC. Double glazed window to front. Door to Entrance Hall.

LANDING

Access to loft space, airing cupboard with insulated hot water cylinder. Doors to Bedroom 1, Bedroom 2, Bedroom 3 and Family Bathroom/WC.

BEDROOM 1

Radiator. Double glazed window to front. Doors to Landing and En-Suite Shower Room/WC.

EN-SUITE SHOWER ROOM/WC

Pedestal wash hand basin with tiled splashback, wc, radiator, corner tiled shower cubicle, extractor fan, radiator. Double glazed window to side. Door to Bedroom 1.

BEDROOM 2

Radiator. Double glazed window to rear. Door to Landing.

BEDROOM 3

Radiator. Double glazed window to rear. Door to Landing.

FAMILY BATHROOM/WC

Tiled surrounds, pedestal wash hand basin, panelled bath with shower attachment over, extractor fan, low level WC, radiator. Door to Landing. Double glazed window to front.

OUTSIDE

FRONT GARDEN

Path to front door, outside courtesy light, metal railings.

WEST FACING REAR GARDEN

Lawn, timber decking with large timber canopy, back door to garage.

GARAGE TO THE REAR

8'0" x 17'6" (2.44m x 5.33m). Hipped roof with rafter storage, light and double power socket, personnel door to rear garden, up and over to front and tarmac parking space.

SERVICES

Mains electricity, gas, water and drainage.

GENERAL INFORMATION

Viewing - By appointment with Norman F. Brown.

Tenure - Freehold. The title register is NYK 315589.

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 – 18627093

Particulars Prepared – June 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

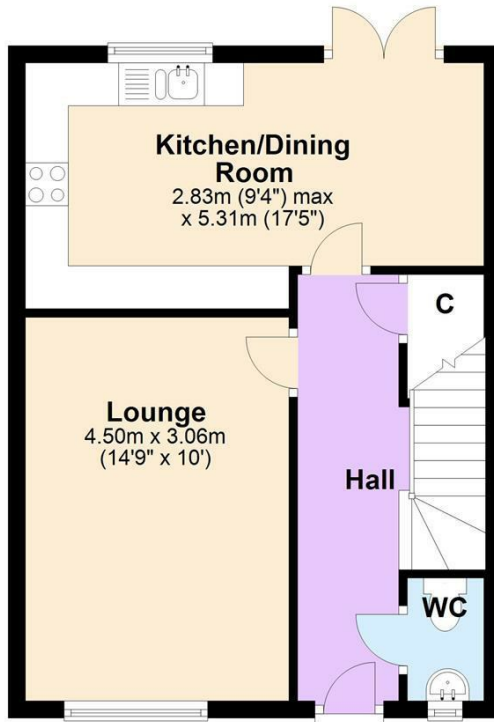
A life assurance policy may be required. Written quotation available upon request.

3 GOODWOOD AVENUE



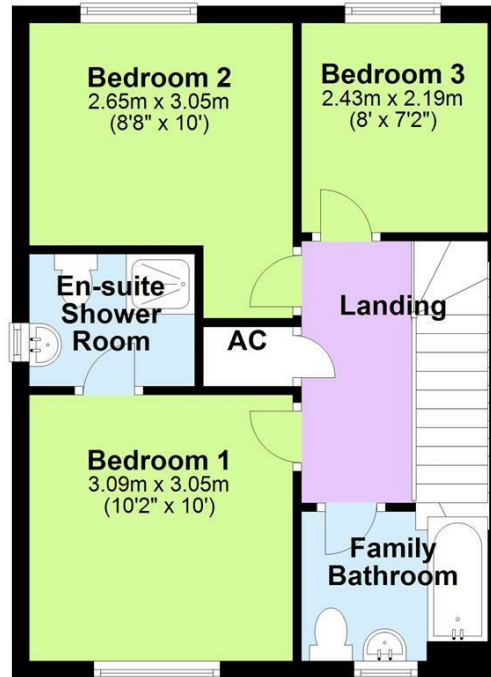
Ground Floor

Approx. 39.7 sq. metres (427.8 sq. feet)



First Floor

Approx. 34.1 sq. metres (366.8 sq. feet)



Total area: approx. 73.8 sq. metres (794.6 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B	77	
(69-80) C		
(55-68) D		
(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

Richmond Office Sales
14 Queens Road
Richmond
North Yorkshire
DL10 4AG

01748 822473
richmond@normanfbrown.co.uk
www.normanfbrown.co.uk

