

49 BISHOPS WAY
CATTERICK VILLAGE, DL10 7UA

£379,999
FREEHOLD

A Modern Spacious Detached Family House enjoying a cul-de-sac setting within this popular and easily accessible village close to Richmond. Entrance Hall, Lounge, Study, Kitchen/Dining Room, Utility Room, WC, 4 Bedrooms, En-Suite Shower Room/WC, Family Bathroom, Integral Garage, Double Driveway, Front and Rear Gardens, Gas Fired Central Heating, UPVC Double Glazing. Council Tax Band E. EER B81. NO ONWARD CHAIN.

NORMAN F. BROWN

Est. 1967

49 BISHOPS WAY

- MODERN AND SPACIOUS DETACHED FAMILY HOUSE • 4 GOOD SIZED BEDROOMS • WELL PRESENTED • GOOD SIZED REAR GARDEN • CUL-DE-SAC • POPULAR VILLAGE HANDY FOR A1(M), CATTERICK GARRISON AND RICHMOND • GAS CENTRAL HEATING • UPVC DOUBLE GLAZING • NO ONWARD CHAIN



DESCRIPTION

A Modern Spacious Detached Family House enjoying a cul-de-sac setting within this popular and easily accessible village close to Richmond. Entrance Hall, Lounge, Study, Kitchen/Dining Room, Utility Room, WC, 4 Bedrooms, En-Suite Shower Room/WC, Family Bathroom, Integral Garage, Double Driveway, Front and Rear Gardens, Gas Fired Central Heating, UPVC Double Glazing. Council Tax Band E. EER B81. NO ONWARD CHAIN.

ENTRANCE HALL

Radiator, understairs storage, dark wood laminate floor, stairs to first floor. Oak doors to Lounge, Study, WC and Kitchen/Dining Room. Composite external door to front.

LOUNGE

Maximum depth into bay 19'4" (5.89m). Wood burner stove with stone hearth and oak beam above, wall lights, tv point, telephone point, 2 radiators, dark wood laminate floor. Glazed oak double doors to Kitchen/Dining Room. Oak door to Hall. Upvc double glazed bay window to front with vertical blinds.

STUDY

Radiator, dark wood laminate floor. Upvc double glazed window to front with vertical blinds. Oak door to Hall.

KITCHEN/DINING ROOM

Stainless steel one and a half bowl sink unit with swivel mixer tap, laminate work surfaces, breakfast bar, white matt cupboards and drawers, built in electric double oven, 4 ring gas hob with glass splashback and stainless steel/glass extractor hood, built in fridge and freezer, built in wine cooler cabinet, ceiling LED spotlights, dark wood effect laminate floor to dining area, tv point, 2 radiators. Upvc double glazed windows to rear with roller blinds. Upvc double glazed double doors with Rear Garden with vertical blinds. Oak doors to Utility Room and Hall. Glazed oak double doors to Lounge.

UTILITY ROOM

Stainless steel single drainer sink unit with mixer tap, laminate work top, white matt cupboards, plumbing for washing machine, tumble dryer space, concealed wall mounted gas fired boiler, radiator, extractor fan. Upvc double glazed window to side with roller blind. Oak doors to Kitchen and Garage. Composite external door to Rear Garden.

WC

Vanity wash hand basin with white gloss cupboard below, wc, radiator, fully tiled walls, extractor fan, ceramic tiled floor. Oak door to Hall.

GARAGE

Automatic up and over door to front, light and two double power sockets, personnel door to side. Oak door to Utility Room.

LANDING

Storage cupboard, radiator, loft hatch. Oak doors to Bedrooms and Family Bathroom.

BEDROOM 1

Fitted wardrobes, radiator, tv point. Upvc double glazed windows to front with vertical blinds. Oak doors to En-Suite and Landing.

EN-SUITE SHOWER ROOM/WC

Fully tiled walls, vanity wash hand basin with counter top and white gloss cupboards below, large shower cubicle with glass screen and curtain and rail, extractor fan, wc, chrome heated towel ladder, ceiling LED spotlights, ceramic tiled floor. Upvc double glazed window to front with venetian blinds. Oak door to Bedroom 1.

BEDROOM 2

Fitted wardrobes, radiator, tv point. Upvc double glazed window to rear with vertical blinds. Oak door to Landing.

BEDROOM 3

Maximum depth into bay 18'4" (5.59m). Radiator, shelving, grey wood effect laminate floor, hatch to under eaves. Upvc double glazed windows to front and side with venetian blinds. Two double glazed Velux windows to rear. Oak door to Landing.

BEDROOM 4

Tv point, radiator. Upvc double glazed window to rear. Oak door to Landing.

FAMILY BATHROOM/WC

Fully tiled walls, vanity wash hand basin with counter top and white gloss cupboards below, panelled bath with mixer tap and head and hose attachment, extractor fan, wc, chrome heated towel ladder, ceiling LED spotlights, ceramic tiled floor. Upvc double glazed window to rear with venetian blind. Oak door to Landing.

OUTSIDE

Front Garden

Black paved double driveway, lawn, canopy over front door with light, gates to either side leading to:

Private Rear Landscaped Tiered Garden

Stone flags and concrete paving, gravel chippings, lights, cold water tap, steps up to lawn.

SERVICES

Mains electricity, gas, water. Communal septic tank drainage.

GENERAL INFORMATION

Viewing - By appointment with Norman F. Brown.

Tenure - Freehold. The title register is NYK 466649.

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 – 18628833

Particulars Prepared – July 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.

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

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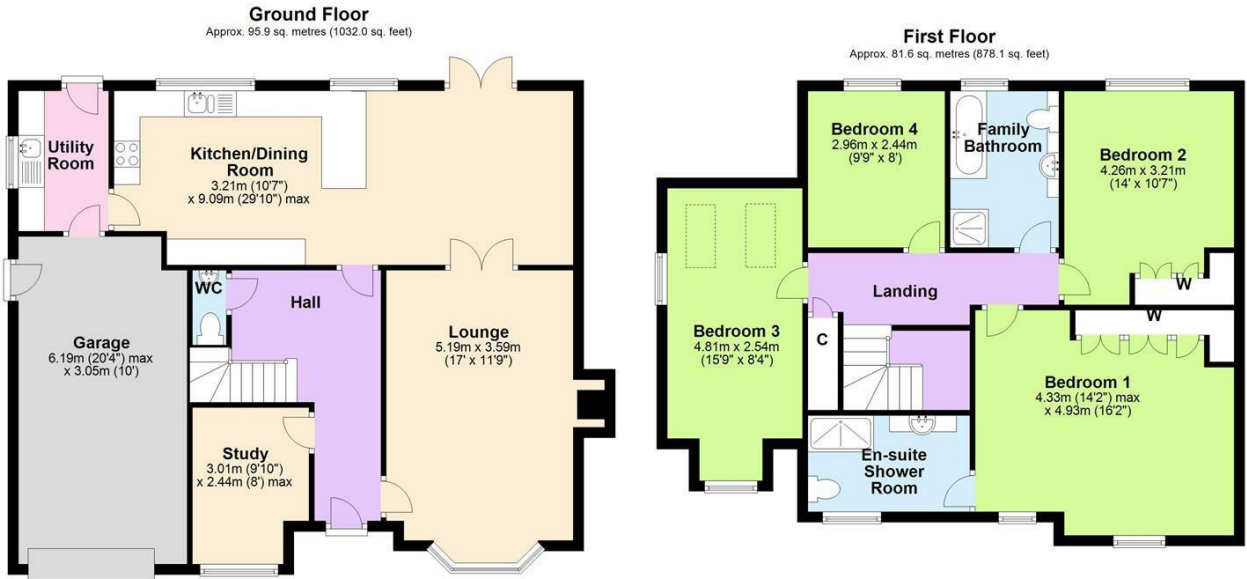
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YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT

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

49 BISHOPS WAY





Total area: approx. 177.5 sq. metres (1910.1 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		100
(92 plus) A		
(81-91) B	81	
(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

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