



47 ST. JOHNS ROAD

HIPSWELL, CATTERICK GARRISON, DL9 4BQ

£125,000
FREEHOLD

A Well Proportioned Semi Detached House ideal for the first time buyer or buy to let investor within a pleasant cul-de-sac location. Entrance Hall, Lounge, Kitchen, Side Hall, 2 Double Bedrooms, Shower Room/WC, Communal Parking Bays Nearby, Low Maintenance Front and Rear Gardens, Gas Fired Central Heating, UPVC Double Glazing. Council Tax Band B. EER C72. NO ONWARD CHAIN.

NORMAN F. BROWN

Est. 1967

47 ST. JOHNS ROAD

- 2 DOUBLE BEDROOMS • CUL-DE-SAC
- SAC • GAS CENTRAL HEATING • UPVC
- DOUBLE GLAZING • REQUIRES SOME
- UPDATING • NO ONWARD CHAIN



DESCRIPTION

A Well Proportioned Semi Detached House ideal for the first time buyer or buy to let investor within a pleasant cul-de-sac location. Entrance Hall, Lounge, Kitchen, Side Hall, 2 Double Bedrooms, Shower Room/WC, Communal Parking Bays Nearby, Low Maintenance Front and Rear Gardens, Gas Fired Central Heating, UPVC Double Glazing. Council Tax Band B. EER C72. NO ONWARD CHAIN.

ENTRANCE HALL

UPVC double glazed entrance door to front. Stairs to first floor. Door to Lounge.

LOUNGE

Gas fire, brick plinth, radiator. Upvc double glazed window to front. Doors to Entrance Hall and Kitchen.

KITCHEN

Tiled surrounds, stainless steel one and half bowl sink unit with mixer tap, laminate work surfaces, pine cupboards and drawers, built in electric oven and gas hob with extractor hood over, built in fridge, built in washing machine, radiator. Upvc double glazed window to rear. Doors to Lounge and Side Hall.

SIDE HALL

Fridge/freezer space, tumble dryer space, wall mounted gas fired WORCESTER combi boiler, under stairs storage cupboard containing gas meter. Upvc double glazed entrance door to side. Upvc double glazed window to side. Door to Kitchen.

LANDING

Access to loft space. Upvc double glazed window to

side with vertical blinds. Doors to Bedrooms and Shower Room.

BEDROOM 1

Built in wardrobe, radiator. Upvc double glazed window to front with vertical blinds. Door to Landing.

BEDROOM 2

Built in wardrobe, radiator. Upvc double glazed window to rear with vertical blinds. Door to Landing.

SHOWER ROOM/WC

Wash hand basin in vanity unit with white gloss cupboard, corner shower cubicle with aqua board panels, extractor fan, wc, radiator. Upvc double glazed window to rear. Door to Landing.

OUTSIDE

Front Garden

Low maintenance compromising paving, light.

To the Side

Wide path leading to

Rear Garden

Low maintenance compromising paving.

Nearby communal parking bays are to the front

SERVICES

Mains electricity, gas, water and drainage.

GENERAL INFORMATION

Viewing - By appointment with Norman F. Brown.

Tenure - Freehold. The title register is NYK 75821.

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 – 17636629

Particulars Prepared – August 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

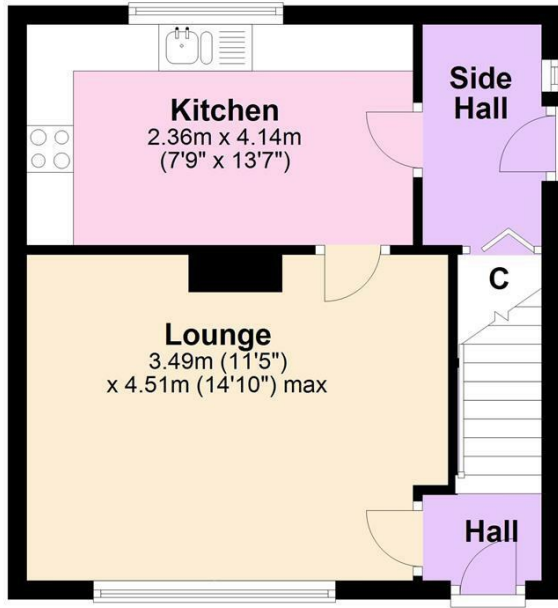
A life assurance policy may be required. Written
quotation available upon request.

47 ST. JOHNS ROAD



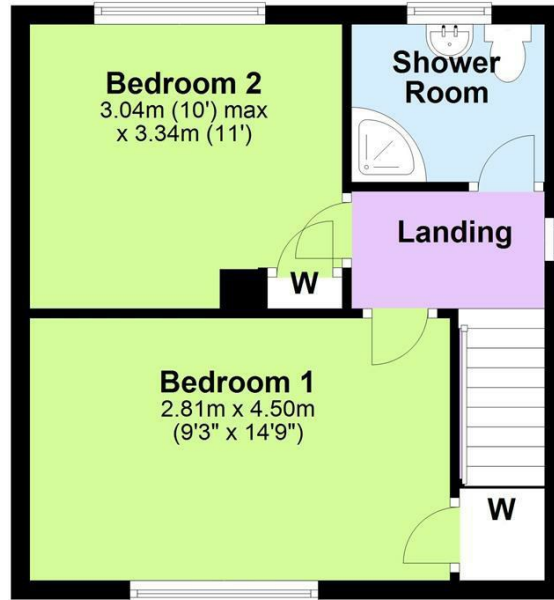
Ground Floor

Approx. 32.8 sq. metres (353.1 sq. feet)



First Floor

Approx. 32.8 sq. metres (353.1 sq. feet)



Total area: approx. 65.6 sq. metres (706.3 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C	72	
(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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