



10 ROWAN COURT

CATTERICK VILLAGE, DL10 7RS

£150,000
FREEHOLD

A Nicely Situated Terraced House within a cul-de-sac setting in this popular village. Entrance Hall, Lounge, Dining Room, Kitchen, 3 Bedrooms, Shower Room/WC, Front and Rear Gardens, Nearby Garage, Gas Fired Central Heating, UPVC Double Glazing. Council Tax Band B. EER C69. NO ONWARD CHAIN.

NORMAN F.BROWN

Est. 1967

10 ROWAN COURT

- 3 BEDROOMS • CUL-DE-SAC • POPULAR VILLAGE • GARAGE • GAS CENTRAL HEATING • DOUBLE GLAZING • NO ONWARD CHAIN



DESCRIPTION

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ENTRANCE HALL

Radiator, store cupboard, half pine panelled walls, coving, stairs to first floor. Double glazed external door to Front Garden. Glazed door to Lounge.

LOUNGE

Coving, dado rail, radiator, coal effect electric fire with marble surrounds, tv point, wall halogen spotlights. Double glazed window to front with vertical blinds. Glazed doors to Entrance Hall and Dining Room.

DINING ROOM

Coving, radiator. Double glazed window to rear with vertical blinds. Glazed door to Lounge. Door to Kitchen.

KITCHEN

Fully tiled walls, stainless steel single drainer sink unit with mixer tap, laminate work surfaces, cream cupboards, gas cooker point, fridge space, plumbing for washing machine, radiator, understairs storage. Double glazed external door to Rear Garden. Double glazed window to rear. Door to Dining Room.

LANDING

Store cupboard, coving, access to loft space with drop down hatch and ladder, containing the gas fired combi boiler. Doors to Bedrooms and Shower Room.

BEDROOM 1

Fitted wardrobes, radiator. Double glazed window to front with vertical blinds. Door to Landing.

BEDROOM 2

Fitted wardrobes, over head cupboards and chest of drawers, coving, radiator. Double glazed window to rear with vertical blinds. Door to Landing.

BEDROOM 3

Plinth above stairwell, fitted wardrobes, radiator. Double glazed window to front with vertical blinds. Door to Landing.

SHOWER ROOM/WC

Fully tiled walls, pedestal wash hand basin, corner shower cubicle, wc. Double glazed window to rear with vertical blinds. Door to Landing.

OUTSIDE

Front Garden

Lawn, shrubs, path to front door.

South West Facing Rear Garden

Lawn, 2 timber sheds, path to rear gate, electric meter box.

NEARBY TERRACED GARAGE

8'0" x 17'0 (0.91 m x 5.18 m)

Up and over door

SERVICES

Mains electricity, gas, water and drainage.

GENERAL INFORMATION

Viewing - By appointment with Norman F. Brown.

Tenure - Freehold. The title register is NYK491604.

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 – 18674279

Particulars Prepared – January 2025.

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

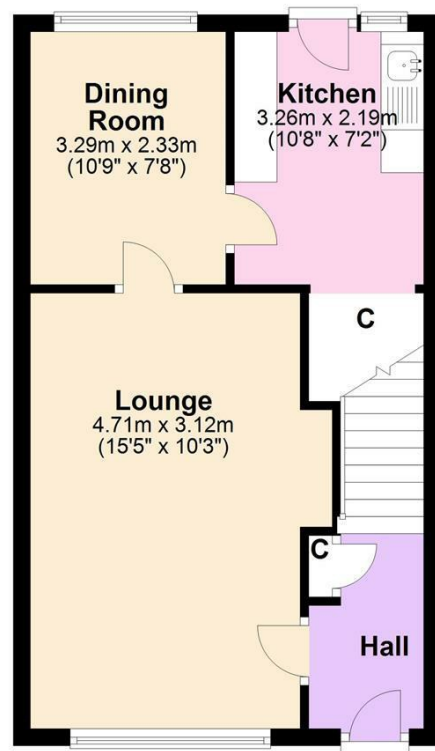
A life assurance policy may be required. Written quotation available upon request.

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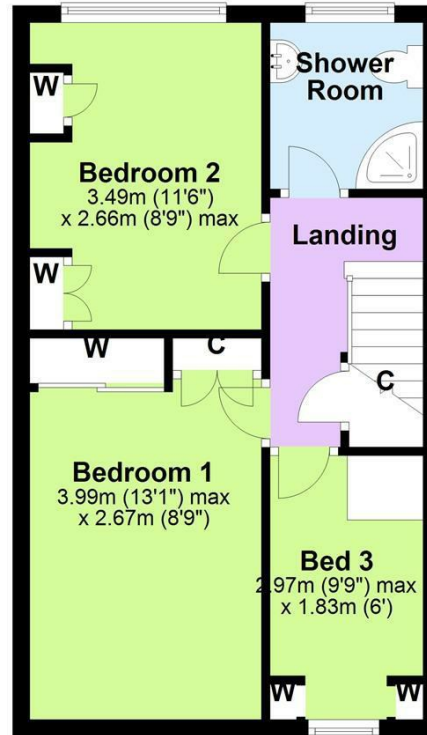
Ground Floor

Approx. 43.5 sq. metres (467.9 sq. feet)

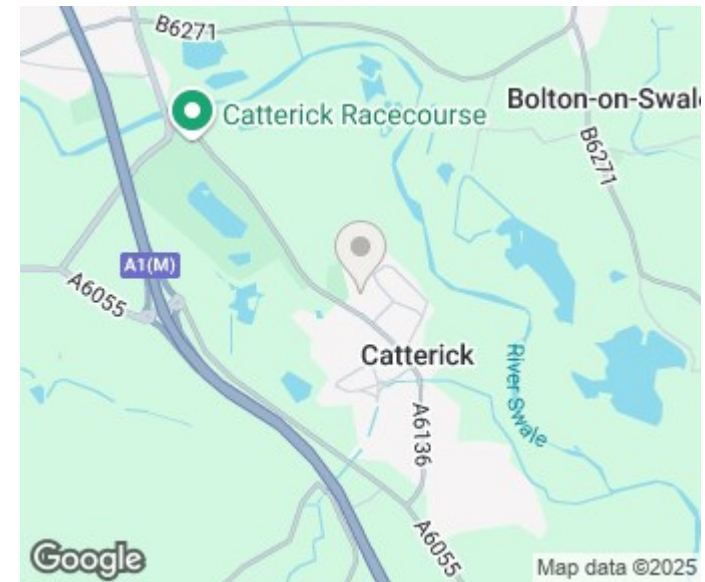


First Floor

Approx. 38.1 sq. metres (409.9 sq. feet)



Total area: approx. 81.6 sq. metres (877.8 sq. feet)



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