



## 35 SOMERSET CLOSE

CATTERICK GARRISON, DL9 3HE

**£119,500**  
**FREEHOLD**

A Well Proportioned Terraced Family House within a pleasant location ideal for the first time buyer or buy to let investor. Entrance Hall, Lounge, Kitchen/Dining Room, Cloakroom/WC, Rear Hall, 3 Bedrooms, Bathroom/WC, 2 Nearby Parking Spaces, Front and Rear Gardens, Gas Fired Central Heating, UPVC Double Glazing. Council Tax Band A. EER D67. NO ONWARD CHAIN.

**NORMAN F. BROWN**

Est. 1967



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• 3 BEDROOMS • WELL  
PROPORTIONED • 2 PARKING SPACES  
NEARBY • GAS FIRED CENTRAL  
HEATING • UPVC DOUBLE GLAZING • NO  
ONWARD CHAIN



### DESCRIPTION

A Well Proportioned Terraced Family House within a pleasant location ideal for the first time buyer or buy to let investor. Entrance Hall, Lounge, Kitchen/Dining Room, Cloakroom/WC, Rear Hall, 3 Bedrooms, Bathroom/WC, 2 Nearby Parking Spaces, Front and Rear Gardens, Gas Fired Central Heating, UPVC Double Glazing. Council Tax Band A. EER D67. NO ONWARD CHAIN.

### ENTRANCE HALL

Oak effect laminate floor, storage cupboard, cupboard containing electric and gas meters. Entrance door to front with double glazed panels. Doors to Lounge, Kitchen/Dining Room and Cloakroom/WC.

### LOUNGE

Electric fire with granite hearth and oak mantle, radiator, television point, telephone point. Double glazed windows to front and rear with vertical blinds. Door to Entrance Hall and Rear Hall.

### KITCHEN/DINING ROOM

Tiled surrounds, stainless steel one and a half bowl sink unit with mixer tap, laminate work surfaces, oak cream cupboards and drawers with chrome handles, electric cooker space with stainless steel extractor hood over, fridge/freezer space, plumbing for washing machine, radiator. Double glazed window to front with roller blind. Double glazed window to rear with roman blind. Doors to Entrance Hall and Rear Hall.

### REAR HALL

### CLOAKROOM/WC

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 containing wall

mounted WORCESTER gas fired combi boiler, further storage cupboard. Doors to Bedrooms and Bathroom/WC.

### BEDROOM 1

Built-in wardrobe, recessed shelf, radiator. Double glazed window to rear with vertical blinds. Door to Landing.

### BEDROOM 2

Built-in wardrobe, recessed shelf, radiator. Double glazed window to rear. Door to Landing.

### BEDROOM 3

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

### BATHROOM/WC

Fully tiled walls, pedestal wash hand basin, corner bath with electric shower over, extractor fan, wc, chrome heated towel ladder. Double glazed window to front with roller blind. Door to Landing.

### OUTSIDE

#### FRONT GARDEN

Lawn.

#### SOUTH FACING REAR GARDEN

Lawn, stone paved patio, gravel chippings, personnel gate to rear, outside store 3.0" x 8'0" (9.91m x 2.44m),

There are 2 designated parking spaces nearby.

### SERVICES

Mains electricity, gas, water and drainage.

### GENERAL INFORMATION

Viewing - By appointment with Norman F. Brown.

Tenure - Freehold. The title register is NYK 255512. Service charge of £482.19 per annum for the contribution towards the maintenance of the communal areas.

Local Authority - North Yorkshire Council – Tel: 0300  
1312131  
[www.northyorks.gov.uk](http://www.northyorks.gov.uk)

Broadband and Mobile Phone Coverage – please check  
using this website  
<https://checker.ofcom.org.uk>

Property Reference – 18698151

Particulars Prepared – March 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**

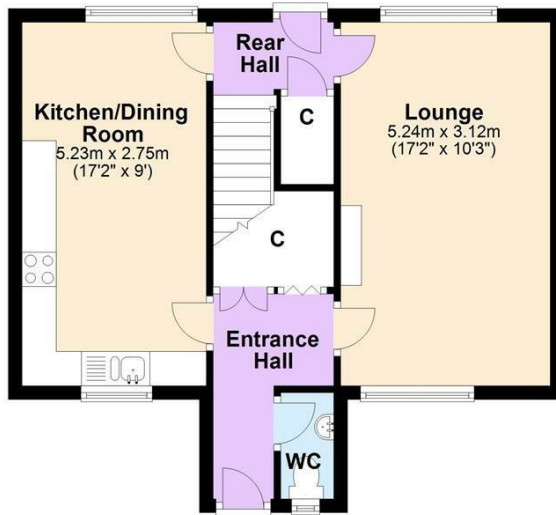
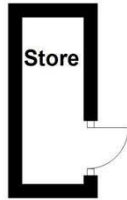
A life assurance policy may be required. Written quotation available upon request.

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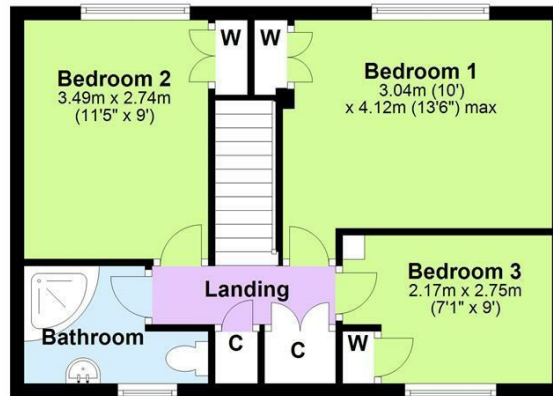
## Ground Floor

Approx. 46.1 sq. metres (495.8 sq. feet)

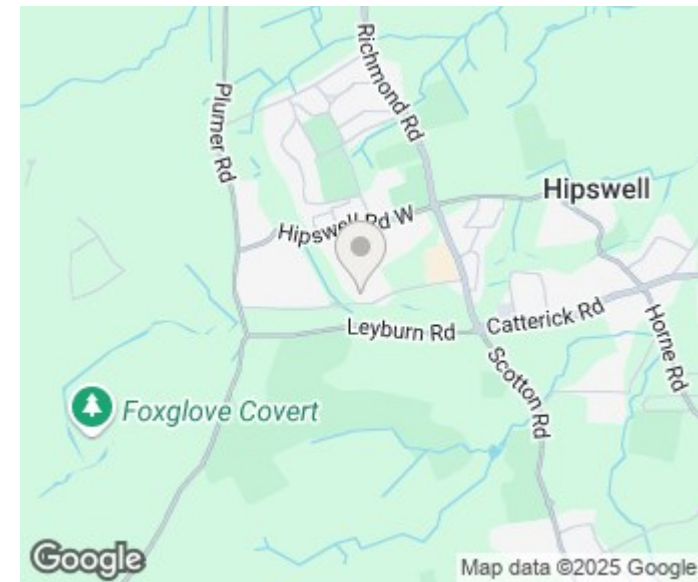


## First Floor

Approx. 40.9 sq. metres (439.9 sq. feet)



Total area: approx. 86.9 sq. metres (935.7 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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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