



12 DONCASTER CLOSE

CATTERICK GARRISON, DL9 4BX

£102,500
LEASEHOLD

50% Shared Equity Leasehold Ownership. A Modern Semi Detached Family House within a pleasant cul-de-sac setting with open front aspect, providing an affordable home ownership opportunity. Entrance Hall, Lounge/Dining Room, Kitchen, Cloakroom/WC, 3 Double Bedrooms, En-Suite Shower Room/WC, Family Bathroom/WC, Driveway for 2 cars, Front and Rear Gardens, Gas Fired Central Heating, UPVC Double Glazing. Council Tax Band C. EER B85. Monthly rent 358.16 pcm. 125 year lease from 12 February 2019.

NORMAN F. BROWN

Est. 1967

12 DONCASTER CLOSE

• 3 DOUBLE BEDROOMS • MODERN • EN-SUITE AND FAMILY BATHROOM • DRIVEWAY FOR 2 CARS • OPEN FRONT ASPECT • CUL-DE-SAC LOCATION • GAS CENTRAL HEATING • UPVC DOUBLE GLAZING



DESCRIPTION

A Modern Semi Detached Family House within a pleasant cul-de-sac setting with open front aspect, providing an affordable home ownership opportunity. Entrance Hall, Lounge/Dining Room, Kitchen, Cloakroom/WC, 3 Double Bedrooms, En-Suite Shower Room/WC, Family Bathroom/WC, Driveway for 2 cars, Front and Rear Gardens, Gas Fired Central Heating, UPVC Double Glazing. Council Tax Band C. EER B85. 50% Shared Equity Leasehold Ownership. 125 year lease from 12 February 2019. Monthly rent 358.16 pcm.

ENTRANCE HALL

Dado rail, radiator, composite external door to front, stairs to first floor. Doors to Lounge/Dining Room, Kitchen and Cloakroom/WC.

LOUNGE/DINING ROOM

Two radiators, under stairs storage cupboard. Upvc double glazed double doors to Rear Garden with Upvc double glazed windows either side. Door to Entrance Hall.

KITCHEN

Tiled surrounds, stainless steel single drainer sink unit with mixer tap, laminate work surfaces, cream cupboards and drawers with chrome handles, built in electric oven and 4 ring gas hob with extractor hood over and stainless steel splash back, fridge/freezer space, plumbing for washing machine, ceramic tiled floor, radiator, concealed wall mounted gas fired boiler. Upvc double glazed window to front. Door to Entrance Hall.

WC

Wash hand basin with tiled splash back, wc, radiator. Upvc double glazed window to front. Door to Entrance Hall.

LANDING

Radiator. Doors to Bedrooms 1 and 2 and Family Bathroom/WC.

BEDROOM 1

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

ENSUITE SHOWER ROOM/WC

Pedestal wash hand basin with tiled splash back, tiled shower cubicle with sliding glass doors, extractor fan, wc, radiator. Upvc double glazed window to front. Door to Bedroom 1.

BEDROOM 2

Radiator. Upvc double glazed window to rear. Door to Landing.

FAMILY BATHROOM/WC

Tiled surrounds, pedestal wash hand basin with tiled splash back, panelled bath with tiled surrounds and shower over with glass screen, extractor fan, wc, radiator. Door to Landing.

LANDING

Airing cupboard. Door to Bedroom 3.

BEDROOM 3

Two double glazed Velux windows, loft hatch, storage cupboard, under eaves storage cupboards, radiator. Door to Landing.

OUTSIDE

Low Maintenance Front Garden

Slate chippings, paved path, canopy over front door with light.

To the Side

Tarmac driveway for two cars, gas and electric meter boxes, gate leading to:

Fenced Rear Garden

Lawn, paved patio.

SERVICES

Mains electricity, gas, water and drainage.

GENERAL INFORMATION

Viewing - By appointment with Norman F. Brown.

Tenure - The title register is NYK 469170. Leasehold. 125 years from 12 February 2019. 50% equity share of the full market value of £205,000. The Freeholder is Heylo Housing Registered Provider Ltd. A rent of £358.16 pcm is payable to them. The prospective purchaser will be assessed by Heylo Housing for their eligibility.

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 – 18716365

Particulars Prepared – May 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.

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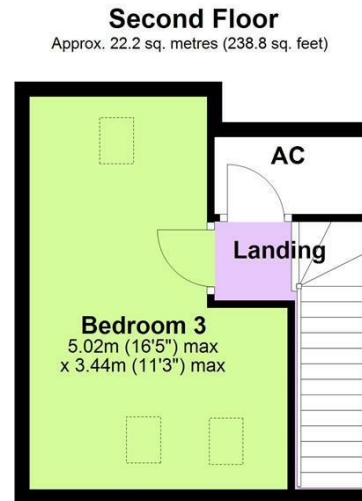
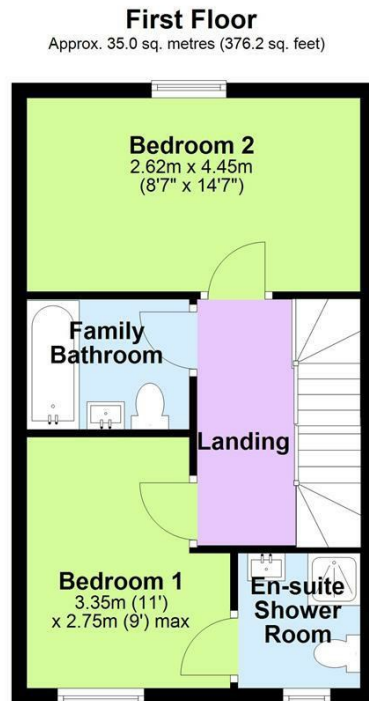
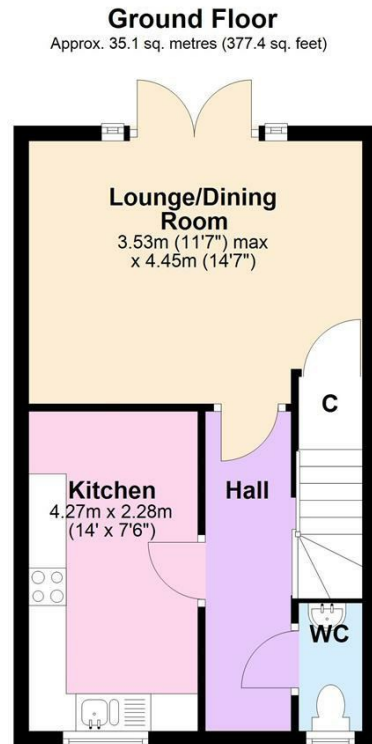
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YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT

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

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Total area: approx. 92.2 sq. metres (992.4 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		96
(81-91) B	85	
(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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