



2 SPRINGCROFT CLOSE

CATTERICK GARRISON, DL9 4NZ

£195,000
FREEHOLD

A Spacious Immaculate Modern End Terraced House ideal for the first time buyer or buy to let investor within a cul-de-sac setting. Entrance Hall, Lounge, Kitchen/Dining Room, Cloakroom/WC, 2 Double Bedrooms, Bathroom/WC, Off Street Parking for 2 Cars, Front and Rear Gardens, Gas Fired Central Heating, UPVC Double Glazing. NHBC Guarantee. Council Tax Band B. EER B81. NO ONWARD CHAIN.

NORMAN F. BROWN

Est. 1967

2 SPRINGCROFT CLOSE

• 2 DOUBLE
BEDROOMS • IMMACULATE • BUILT IN
2023 • 2 PARKING SPACES • CUL-DE-SAC
SETTING • GAS CENTRAL HEATING • UPVC
DOUBLE GLAZING



DESCRIPTION

A Spacious Immaculate Modern End Terraced House ideal for the first time buyer or buy to let investor within a cul-de-sac setting. Entrance Hall, Lounge, Kitchen/Dining Room, Cloakroom/WC, 2 Double Bedrooms, Bathroom/WC, Off Street Parking for 2 Cars, Front and Rear Gardens, Gas Fired Central Heating, UPVC Double Glazing. NHBC Guarantee. Council Tax Band B. EER B81. NO ONWARD CHAIN.

ENTRANCE HALL

Light grey oak effect laminate floor, radiator, stairs to first floor. Composite external door to front with double glazed panels. Double glazed window to side. Door to Lounge.

LOUNGE

Television point, understairs storage cupboard, 2 radiators. Double glazed windows to front and side. Doors to Entrance Hall and Kitchen/Dining Room.

KITCHEN/DINING ROOM

QUARTZ single drainer unit and chrome mixer tap, QUARTZ laminate worktops, light grey cupboards and drawers, built-in LAMONA fan assisted electric oven and 4 ring stainless steel gas hob with black glass splashback and stainless steel extractor hood over, built in fridge and freezer, built in HOOVER washer/dryer, built-in MATRIX dishwasher, ceiling LED spotlights, light grey oak effect laminate floor, radiator. Double glazed windows to rear. Composite double glazed door to Rear Garden. Doors to Cloakroom/WC and Lounge.

CLOAKROOM/WC

Half tiled walls, pedestal wash hand basin, low level WC, radiator, LED ceiling spotlight, metal fuse board, extractor fan. Door to Kitchen/Dining Room.

LANDING

Access to part boarded loft space with drop down hatch. Double glazed window to side. Doors to Bedrooms and Bathroom/WC.

BEDROOM 1

Built in double wardrobe, radiator. Double glazed windows to front. Door to Landing.

BEDROOM 2

Radiator. Double glazed window to rear. Door to Landing.

BATHROOM/WC

Tiled surrounds, pedestal wash hand basin, panelled bath with shower over and glass screen, extractor fan, low level WC, chrome heated towel ladder, ceiling LED spotlights, airing cupboard containing wall mounted gas fired IDEAL LOGIC combi condensing boiler. Double glazed window to rear. Door to Landing.

OUTSIDE

FRONT GARDEN

Lawn, tarmac driveway, paved path to front door, canopy over front door with light.

PRIVATE FENCED REAR GARDEN

Lawn, paved patio, light, timber garden shed. Tarmac parking bay to rear.

SERVICES

Mains electricity, gas, water and drainage.

GENERAL INFORMATION

Viewing - By appointment with Norman F. Brown.

Tenure - Freehold. The title register is NYK 506732.

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 – 18714731

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.

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

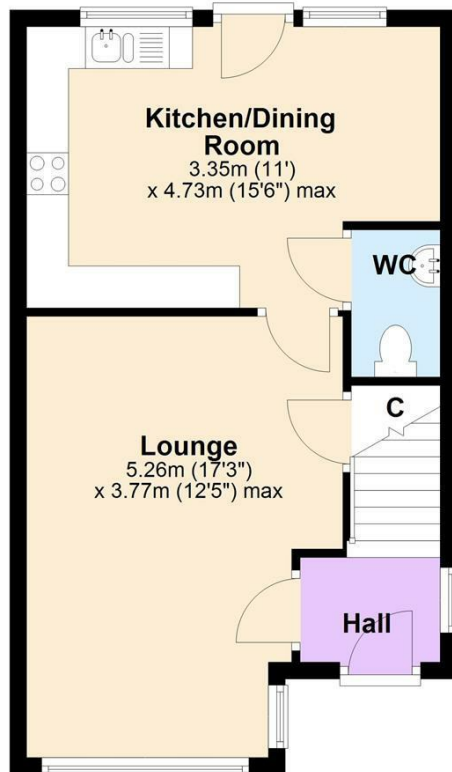
A life assurance policy may be required. Written quotation available upon request.

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Ground Floor

Approx. 40.7 sq. metres (437.7 sq. feet)



First Floor

Approx. 37.4 sq. metres (402.4 sq. feet)



Total area: approx. 78.0 sq. metres (840.1 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(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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