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Cookson Way  
Brough With St. Giles, Catterick Garrison, DL9 4XG  
**Price £165,000**

House - Semi-Detached  
2 Bedroom/s  
1 Bathroom/s

Offered with NO CHAIN, this two bedroom semi-detached property in Brough with St Giles is the ideal first time purchase or investment property. Situated on an established estate with easy access to the A1(M) and Catterick town centre the property is perfectly located. Internal accommodation consists of an entrance hallway, living room and kitchen breakfast room to the ground floor. The first floor holds two double bedrooms and a house bathroom. Externally the property offers gardens front and rear with ample off street parking. Finished to a great standard and with UPVC double glazing throughout the property is ready to love or let. EPC rating TBC, North Yorkshire Council tax band B.





- Ideal First Purchase or Investment Property
- One Reception Room
- Off Street Parking

- Two Bedrooms
- Gardens Front and Rear
- Finished Well Throughout

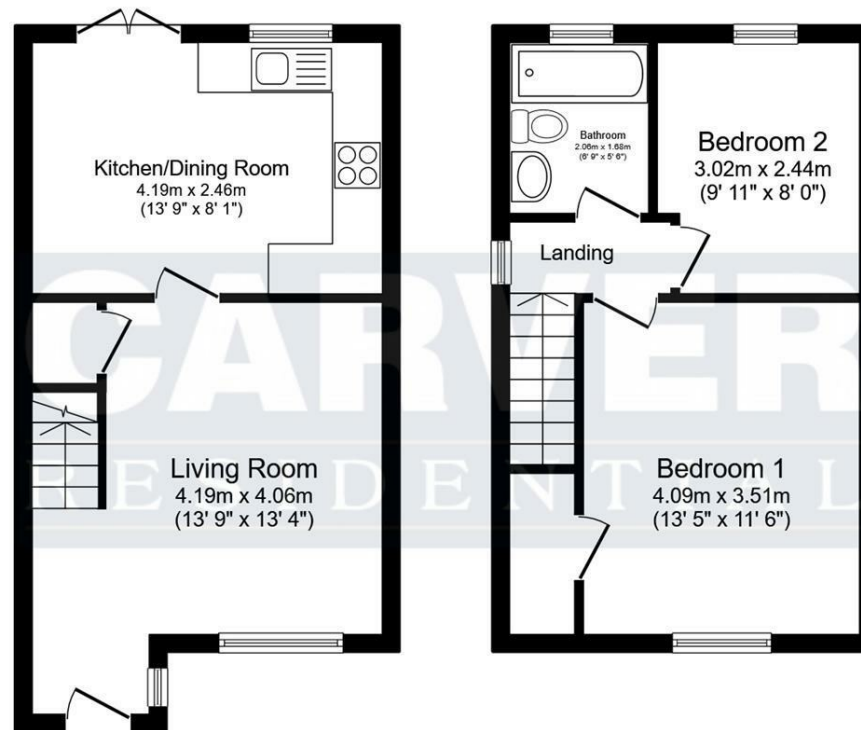
#### **GENERAL INFORMATION**

Tenure: Freehold

Services: Gas central heating, mains electric, water and drainage.

Double glazing

Local Authority: North Yorkshire Council (Tax Banding B)



**Ground Floor**  
Floor area 31.4 sq.m. (338 sq.ft.)

**First Floor**  
Floor area 30.0 sq.m. (323 sq.ft.)

Total floor area: 61.4 sq.m. (661 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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>	66	77
	EU Directive 2002/91/EC	

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