



James Winn
Estate Agents

Tel: 01609 777125 Fax: #

www.jameswinn.co.uk

Northallerton,
info@jameswinn.co.uk



60 Bishops Way, Catterick Village DL10 7UA

A stylish three-bedroom semi-detached home with an en-suite, featuring a spacious living room with a cozy log burner and bay window. The beautifully designed kitchen/dining room boasts a sleek range of soft-close wall and floor units, along with integrated appliances, including a double oven, gas hob, fridge, freezer, washing machine, and dishwasher. Upstairs offers three bedrooms (with Bedroom 3 also ideal as a study), a modern family bath/shower room, and an en-suite. Outside, the enclosed rear garden includes a decking area with a BBQ space. Additional highlights include off-street parking for two cars, gas central heating, and UPVC double glazing.

EPC Rating C - Council Tax Band C

£220,000

LOCATION

Catterick Village provides good transport links North & South via the A1. The village amenities including a number of public houses, doctors surgery, shop, garage & primary school.

DIRECTIONS

From our office head southeast on High St/A167, then take the 3rd exit at the roundabout onto High St/B1333. Continue for 0.3 miles, then take the 3rd exit at the next roundabout onto S Parade/A167. Follow A167 for 0.9 miles through another roundabout, then take the 3rd exit onto Lees Ln/A684. Stay on A684 for 4.2 miles, continuing through two more roundabouts for another 1.2 miles. At Leeming Interchange, take the 2nd exit onto A6055/A684, then the 3rd exit onto A6055. After 5 miles, turn right onto Catterick Ln, continue onto Leeming Ln/A6136 for 0.7 miles, then turn left onto Bishops Way. Your destination is on the right.

ENTRANCE

6'0" x 4'5" (1.836 x 1.36)

With Side facing uPVC double glazed window and radiator.

LIVING ROOM

17'5" x 11'11" (5.31 x 3.65)

With front facing uPVC double glazed bay window, log burner and radiator.



KITCHEN/DINER

17'5" x 12'11" (5.318 x 3.94)

With rear facing uPVC double glazed windows and double glazed french doors leading out to the rear garden, fitted kitchen with a range of wall, base and drawer units with worktops, electric oven, gas hob, extractor hood, stainless steel sink unit with mixer tap, integrated dishwasher, integrated washing machine and integrated fridge freezer, under stairs storage, Laminating flooring and radiator.



W/C

5'11" x 2'11" (1.81 x 0.91)

With a w.c, wash hand basin and radiator.

FIRST FLOOR LANDING

With access to all rooms

BEDROOM 1

12'2" x 11'1" (3.71 x 3.40)

With front facing uPVC double glazed window and radiator.



EN-SUITE

7'2" x 4'9" (2.19 x 1.45)

With a shower cubicle, w.c, wash hand basin, and radiator.



BEDROOM 2

13'6" x 9'7" (4.13 x 2.94)

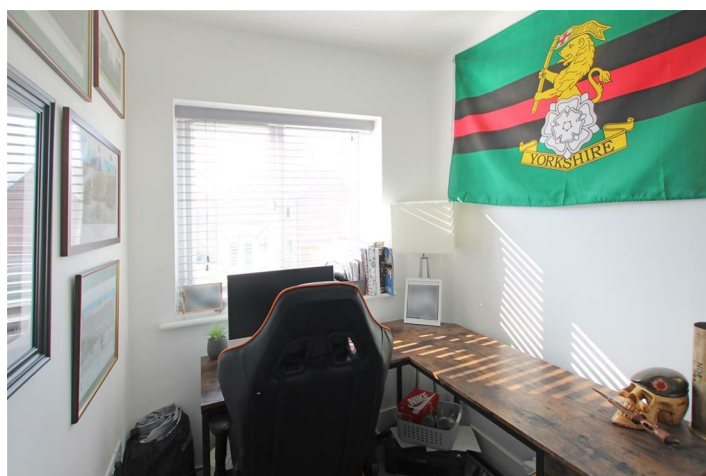
With rear uPVC facing double glazed window, built in cupboard and radiator.



BEDROOM 3

8'5" x 5'10" (2.59 x 1.80)

With front facing uPVC double glazed window and radiator.



BATHROOM

6'6" x 5'7" (1.99 x 1.72)

With rear facing UPVC double glazed window, a 3-piece white suite comprising of panelled bath with shower over and glass shower screen, w.c, wash hand basin and heated towel rail.



GARDEN

Enclosed rear garden featuring a patio, a lawned area, a decking space at the bottom with a BBQ area nearby, and side access to the front of the property.



PARKING

With off street parking for two vehicles.



EXTERNAL



MORTGAGE & FINANCIAL ADVICE

James Winn Estate Agents are keen to stress the importance of seeking independent mortgage advice. If you are in need of mortgage advice our team will be pleased to make you an appointment with an independent mortgage adviser based in Northallerton. Call 01609 777125 or 01845 524488. (Remember your home is at risk if you do not keep up repayments on a mortgage or other loans secure

CLAUSES

1/ James Winn Estate Agents has not tested any services, appliances or heating and no warranty is given or implied as to their condition. 2/ All measurements are approximate and intended as a guide only. All our measurements are carried out using a regularly calibrated laser tape but may be subject to a margin of error. 3/ We believe the property is freehold but we always recommend verifying this with your solicitor should you decide to purchase the property. 4/ Fixtures and fittings other than those included in the above details are to be agreed with the seller through separate negotiation. 5/ All EPC's are generated by a third party and James Winn Ltd accepts no liability for their accuracy. 6/ The Floorplans that are provided are purely to give an idea of layout and as such should not be relied on for anything other than this. It is highly likely the plans do not show cupboards, indents, fireplaces or recesses and are not drawn to scale or with doors, staircases and windows in the correct scale or position. Buyers must satisfy themselves of any size or shape before committing to any expense. Terms of Website Use Information provided on our website is for general information only. It may not be wholly accurate, complete or up-to-date and should not be relied upon. Intellectual Property The copyright and other intellectual property rights in our website & brochures are owned by us or our licensors. All rights are expressly reserved. Unauthorised use By accessing our site, you agree not to attempt to gain any unauthorised access or to do anything which may interfere with the functionality or security of our site.

VIEWING BY APPOINTMENT

Viewing is Strictly By Appointment Only.

MATERIAL INFORMATION

The following information should be read and considered by any potential buyers prior to making a transactional decision:

SERVICES: We are advised by the seller that the property has mains provided gas, electricity, water and drainage.

MAINTENANCE / SERVICE CHARGE: N/A

WATER METER: No

PARKING ARRANGEMENTS: Off road parking for two cars.

BROADBAND SPEED:

The maximum speed for broadband in this area is shown by inputting the postcode at the following at the following link here <https://www.broadbandcheck.co.uk/>

ELECTRIC CAR CHARGER: N/A

MOBILE PHONE SIGNAL: No known issues

The information above has been provided by the seller and has not yet been verified at this point of producing this material. There may be more information related to the sale of this property that can be made available to any potential buyer.

GROUND FLOOR
452 sq.ft. (42.0 sq.m.) approx.

1ST FLOOR
422 sq.ft. (39.2 sq.m.) approx.



TOTAL FLOOR AREA : 874 sq.ft. (81.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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