



1 Castleton Road, Catterick Garrison, Yorkshire, DL9 4JU
Asking price £140,000



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A well presented TWO bed SEMI-DETACHED PROPERTY situated within this popular residential area of Catterick Garrison. The property offers an open aspect to the front, 2 parking bays and a generous sized lawned rear garden. Viewing comes highly recommended to appreciate what the property has to offer.

ENTRANCE RECEPTION

Front door leading into entrance reception with stairs to first floor, under stairs storage, radiator, telephone point and down lighting. Door to lounge and kitchen/breakfast room.

LOUNGE 4.404 x 3.083 (14'5" x 10'1")

UPVC windows to front and rear. Feature stone effect fireplace surround with hearth incorporating a stone effect living flame gas fire. Two central heating radiators, TV point, ceiling coving and laminate flooring.

KITCHEN 4.409 x 2.591 (14'5" x 8'6")

UPVC windows to front and rear, fitted with base, drawer and wall units with contrasting work top surfaces, incorporating a four ring gas hob with below oven and above extractor hood. Tiling to splash areas, single drainer with mixer tap, plumbing for automatic washer, central heating radiator, down lighting and feature tiled floor. Arch through to rear lobby. Void for tall standing fridge/freezer.

REAR LOBBY

UPVC door to rear, tiled floor, down lighting and door to cloaks/w.c

CLOAKS/W.C

Low level w.c, hand basin, tiling to splash areas and central heating radiator.

HALF LANDING

Door to bathroom/w.c.

FAMILY BATHROOM/W.C

Three piece white suite with panelled bath, above wall

mounted shower bar, low level w.c, hand basin with vanity cupboard. Tiling to splash areas, heated chrome towel rail and UPVC window to rear.

FIRST FLOOR LANDING

UPVC window to front, central heating radiator, down lighting and built in linen cupboard with shelving. Loft hatch with pull down ladders.

BEDROOM 1 4.404 x 3.082 (14'5" x 10'1")

UPVC windows to front (open aspect) and rear, central heating radiator and built in cupboards with sliding doors.

BEDROOM 2 4.403 x 1.962 (14'5" x 6'5")

UPVC windows to front (open aspect) and rear, central heating radiator and built in useful cupboard with sliding doors.

EXTERNALLY

To the front is off road parking for parking of 2 cars and a lawned garden.

To the side is a gate leading to the rear garden.

A large rear garden enclosed by fencing, mostly laid to lawn with flower and shrub beds and two paved seating areas . Purpose built brick storage shed.

NB Please note a management fee is applicable for communal grounds

NB

Please note there is an annual service charge for maintenance of communal areas of £.....



ASKING PRICE £140,000

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		84
(69-80) C	67	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		

England & Wales EU Directive 2002/91/EC 

Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) A		
(81-91) B		85
(69-80) C	66	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO2 emissions</i>		

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