



13 Willow View, Catterick Village, DL10 7PD  
£219,950



## 13 Willow View, Catterick Village, DL10 7PD

NICELY RE-DESIGNED 2 BEDROOM Detached Bungalow in a quiet location with Garage, Parking & LOVELY Private South Facing Garden - For Sale with NO ONWARD CHAIN. Large 5.49m x 4.64m max/18'0" x 15'2" Sitting Room, Kitchen/Dining Room & Storage Areas; 2 good Bedrooms & Shower Room (2020 XXX). UPVC Double Glazing & Gas Central Heating (NEW boiler 20XX). CATTERICK VILLAGE is a sought-after community village with Primary Schooling, a Co-op local store, a Pub, a Health Centre & Pharmacy, Car Service Station, Café & Fish & Chip Shop etc. There's also a large sports ground & just outside the village is Catterick Racecourse. Close by are pleasant Walks & Cycling. Historic Richmond market town is about 5 miles.

### **KITCHEN/DINING ROOM 4.03m x 2.24m (13'2" x 7'4")**

Fitted with wall & floor units & worktops with sink, cooker space & plumbing for washing machine. UPVC double glazed windows to front & side & UPVC double glazed door to outside.

### **INNER HALL**

Useful STORE (0.92m x 0.78m/3'0" x 2'6") & further cupboard housing the Baxi gas boiler (NEW 20XX)

### **SITTING ROOM 5.49m x 4.64m max (18'0" x 15'2" max)**

A SOUTH facing room with UPVC double glazed window & patio doors overlooking the rear Gardens.

### **BEDROOM 1. 3.97m x 3.12m (13'0" x 10'2")**

UPVC double glazed window to front.

### **BEDROOM 2. 2.77m x 2.76m max (9'1" x 9'0" max)**

UPVC double glazed window to side.

### **SHOWER ROOM 2.26m x 1.73m (7'4" x 5'8")**

Refurbished in 2020XXX with full-width shower area, washbasin & WC. UPVC double glazed window to side.

### **OUTSIDE FRONT & SIDE**

Driveway & lawn with flower/shrub bed & border. Twin gate to side flagged driveway with cold-water tap & outside light, & leading to:

### **GARAGE**

Up & over door, side door & window, light & power.

### **SOUTH FACING REAR GARDEN**

Lovely PRIVATE Garden with lawn, established flower/shrub borders & Shed.

### **NOTES**

- (1) Freehold
- (2) Council Tax Band: C
- (3) EPC: TBA
- (4) Mains Electricity, Water & Drainage

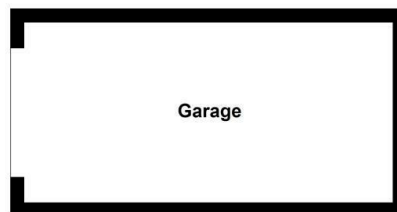
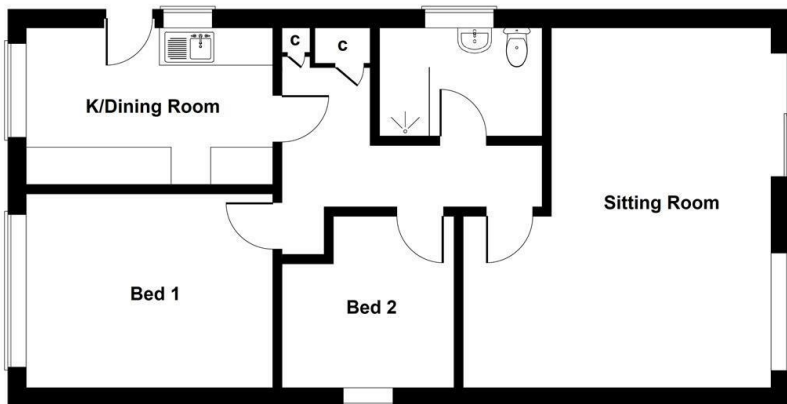



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SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2024



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>89</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>73</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(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>		
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<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 