



14 Garth Meadow, Catterick, Richmond, Yorkshire, DL10 7RT
Offers over £235,000



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Nestled in the charming village of Garth Meadow, Catterick, this delightful link detached house offers a perfect blend of comfort and modern living. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The home boasts a light and airy through lounge, which seamlessly connects to the kitchen and dining room, creating an inviting atmosphere for both relaxation and entertaining.

Situated in a cul de sac location, the property benefits from a sense of community while still providing a peaceful retreat. The private enclosed garden to the rear is a wonderful feature, offering a safe space for children to play or for adults to unwind in the fresh air.

This property is not only a lovely home but also a fantastic opportunity for those looking to settle in a desirable area. An early internal inspection is highly recommended to fully appreciate the charm and potential this house has to offer. Don't miss your chance to make this delightful residence your own.

HALLWAY

With a UPVC double glazed entrance door, central heating radiator, coir door mat and staircase leading to the first floor.

THROUGH LOUNGE / DINING ROOM

LOUNGE AREA 5.15 x 3.57 (16'10" x 11'8")

At the front of the property with a log burning stove with a stone hearth, central heating radiator, tv aerial point, coving and UPVC double glazed window. Open to the dining kitchen.

KITCHEN / DINING ROOM 4.53 x 3.25 (14'10" x 10'7")

A light and airy room with a range of wall, base and drawer units with wooden worktops, sink unit with mixer tap over, tiled splash back, display cabinets, built in wine rack, electric oven and hob, stainless steel extractor fan, under stairs pantry cupboard, spot lights, central heating radiator. A upvc double glazed door leads out to the side of the property. There is a double glazed window the rear and French doors leading into the enclosed rear garden.

FIRST FLOOR

LANDING

With a upvc double glazed window, large over the stairs storage cupboard and loft hatch providing access into the roof space. Doors lead into all three bedrooms and the bathroom.

BEDROOM 1 4.52 x 2.76 (14'9" x 9'0")

A double bedroom at the front with feature panelled wall, central heating radiator and a UPVC double glazed window.

BEDROOM 2 3.35 x 2.67 (10'11" x 8'9")

A double bedroom at the rear with a central heating radiator and UPVC double glazed window.

BEDROOM 3 2.44 x 1.81 (8'0" x 5'11")

A single bedroom at the front with a central heating radiator and UPVC double glazed window.

BATHROOM 1.97 x 1.78 (6'5" x 5'10")

Fitted with a white suite comprising bath with shower over and glass shower screen, wash hand basin and w.c, towel radiator, spot lights, tiled flooring, part tiled walls and UPVC double glazed window.

EXTERNALLY

To the front of the property there is a lawned area with mature trees and shrubs and driveway providing off road car parking for two vehicles and an EV car charging point.

To the rear of the property there is an enclosed south facing garden with a lawn, decked area and external cold water tap. A gate leads to a shared covered path to the front of the property.

GARAGE

With an up and over door, power, lighting and plumbing for a washing machine.

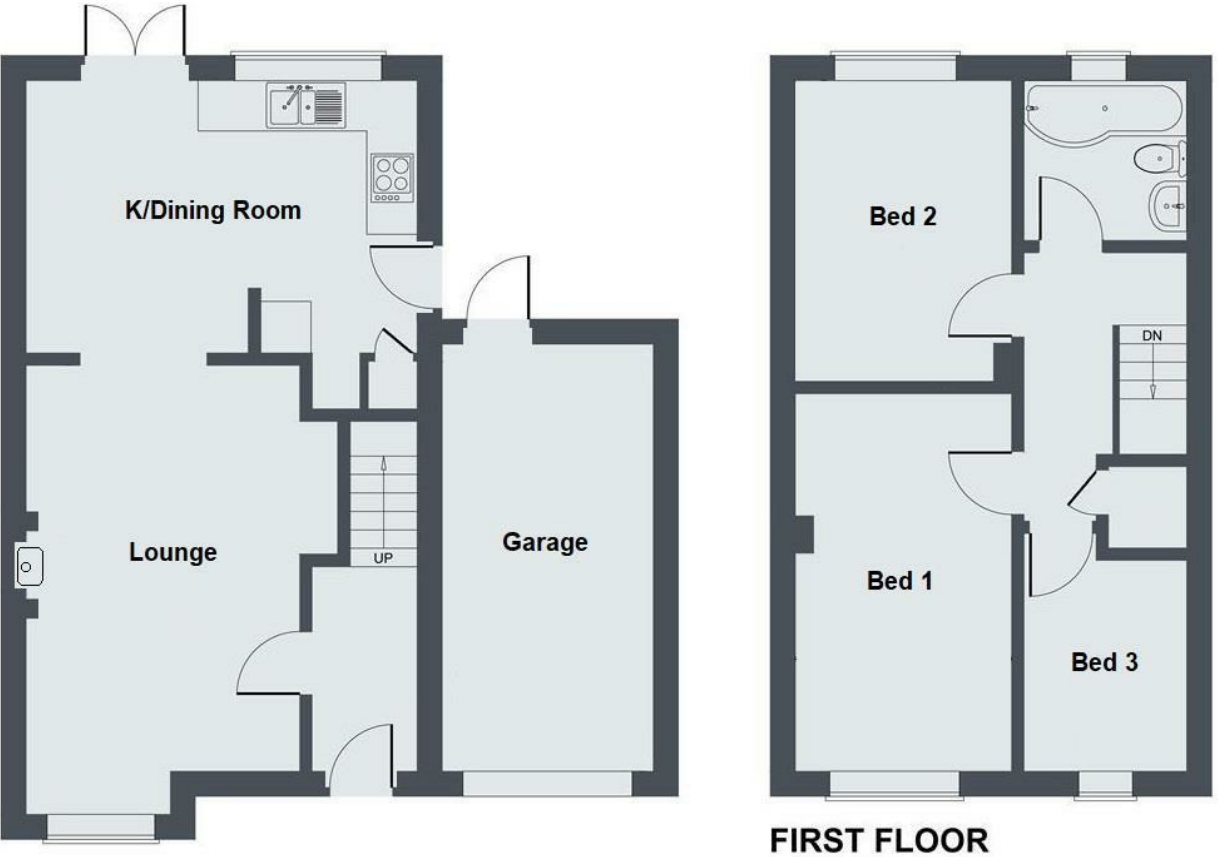
NOTES

* FREEHOLD

* COUNCIL TAX BAND C



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SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

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

