



16 Pallett Hill, Catterick Village, DL10 7NT
Offers over £220,000



ENTRANCE PORCH

UPVC door leading into entrance porch with central heating radiator, BT Broadband point, light and wood door leading into a spacious lounge.

LOUNGE 5.321 x 3.594 (17'5" x 11'9")

UPVC window to front, central heating radiator, TV point, ceiling coving and laminate floor. Walk through to kitchen/dining room.

KITCHEN/DINING ROOM 5.282 x 3.956 into recess (17'3" x 12'11" into recess)

One and half sink unit fed by feature mixer tap and pull down spray hose. Fitted with base, drawer and wall units with wood effect worktop surfaces incorporating a Bosch ceramic hob with splash back, above extractor and builtin oven. Integrated dishwasher and fridge/freezer, breakfast bar top, brick tiling to splash areas, laminate floor, plumbing for automatic washer and centre shelf for tumble dryer to sit on. Recessed area with central heating radiator anchors contemporary style radiator, French doors leading to the rear garden. UPVC window to rear and UPVC door to side covered passage which leads to the garage.

FIRST FLOOR LANDING

Twin built in cupboards, one housing the central heating combination boiler and shelving, the second having shelving. Central heating radiator and loft hatch. Doors to bedrooms and family bathroom/w.c.

BEDROOM 1 3.654 x 3.204 (11'11" x 10'6")

UPVC window to front, central heating radiator, built in wardrobe with shelf and rail.

BEDROOM 2 2.976 x 2.601 (9'9" x 8'6")

UPVC window to rear, central heating radiator and built in wardrobe with shelf and rail.

BEDROOM 3 2.031 x 2.682 (6'7" x 8'9")

UPVC window to front and central heating radiator.

FAMILY BATHROOM/W.C

Low level w.c, pedestal hand basin, panelled bath with wall mounted shower bar extractor fan, tiling to part walls, central heating radiator and UPVC windows to rear.

EXTERNALLY

To the front of the property is a lawned garden with an extensive hard standing driveway for parking of several cars which leads to a garage. A gate to the side leads to the covered passage having a light which then lead to the rear garden.

Paved patio area to the rear, laid to lawn with raise flower and shrub beds.

GARAGE

With up and over door. This is now currently blocked up for storage.

To the side of the garage is a gravelled area ideal area for storage.

