



19 Springcroft Close, Hipswell Road, Catterick Garrison, North
Yorkshire, DL9 4NZ

£325 000



HALL

SITTING ROOM 4.20m x 4.18m max (13'9" x 13'8" max)

KITCHEN & DINING ROOM 6.00m x 3.36m (19'8" x 11'0")

Stylish range of soft-close wall & floor units with integrated oven & gas hob with extractor over and fridge/freezer.

UTILITY 2.39m x 1.75m (7'10" x 5'8")

Sink, plumbing for washing machine & space for a tumble drier.

WASHROOM/WC 2.00m x 1.04m (6'6" x 3'4")

Good-sized INTEGRAL GARAGE 6.00m x 2.98m (19'8" x 9'9")
(See below).

FIRST FLOOR LANDING

Built-in cupboard.

BEDROOM 1. 3.53m x 3.17m plus robes (11'6" x 10'4" plus robes)
PLUS built-in wardrobe.

EN SUITE 2.10m x 1.43m plus shower cubicle (6'10" x 4'8" plus shower cubicle)

BEDROOM 2. 3.58m x 2.49m plus robes (11'8" x 8'2" plus robes)
PLUS built-in wardrobe.

BEDROOM 3. 4.34m max x 3.17m (14'2" max x 10'4")

BEDROOM 4/STUDY 2.51m x 1.99m (8'2" x 6'6")
ADDED EXTRA: Fitted double wardrobe

Large 'HOUSE' BATH/SHOWER ROOM 2.95m x 1.88m (9'8" x 6'2")

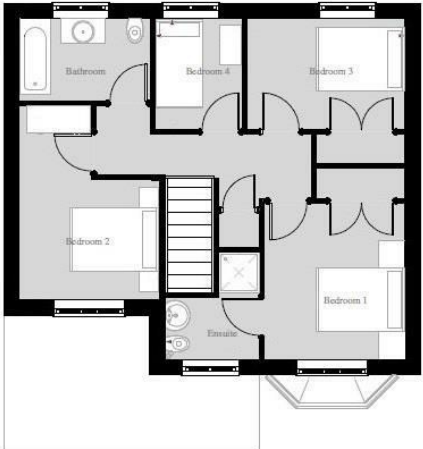
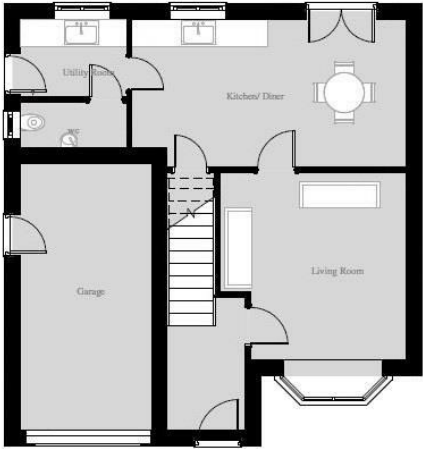
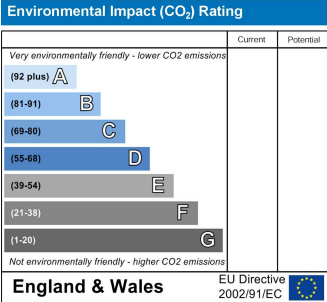
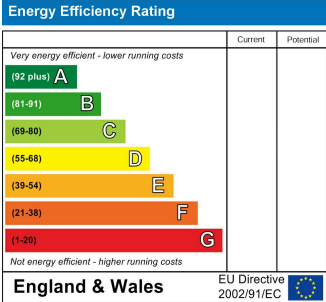
OUTSIDE

Good-sized INTEGRAL GARAGE (6.00m x 2.98m/19'8" x 9'9") with strip-light & power. Front Garden turfed open plan with block-set driveway. Rear Garden top soiled with textured concrete paved patio & perimeter paving. 1.83m/6ft close board fencing between houses, 1.22m/4ft close board fencing between rear gardens. Enclosed Rear Garden.

NB

1. GREEN FEES covering the communal green areas of circa £120 per

year will apply.
2. Council Tax Band: To be confirmed by Richmondshire District Council
3. The details outlined are an indication of the proposed specification. The developer reserves the right to alter any part of the development specification at any time. Where brands are specified, the developer reserves the right to replace the brand with another of equal quality or better.
4. IMAGES ETC: Computer Generated Images (CGi's), Photographs & Artists Impressions are for illustrative Purposes only. Floor plans are for illustration only.



FIRST FLOOR