



Plot 38, 39 Summercroft Road Hipswell, Catterick, North Yorkshire, DL9

4NY

Asking price £374 950



**PORCH 2.00m x 1.20m (6'6" x 3'11")**

**ENTRANCE HALL 6.08m x 1.86m overall (19'11" x 6'1" overall)**

**LIVING ROOM 4.63m x 3.51m plus bay (15'2" x 11'6" plus bay)**

**DINING ROOM 4.63m x 4.30m max (15'2" x 14'1" max)**

**KITCHEN/BREAKFAST ROOM 6.34m x 2.99m (20'9" x 9'9")**

**UTILITY ROOM 2.45m x 1.50m (8'0" x 4'11")**

**WASHROOM/WC 1.76m x 1.31m (5'9" x 4'3")**

**FIRST FLOOR LANDING**

**BEDROOM 1. 3.51m x 3.34m min (11'6" x 10'11" min)**

**EN SUITE 2.50m x 1.08m (8'2" x 3'6")**

**BEDROOM 2. 3.40m x 3.20m max (11'1" x 10'5" max)**

**BEDROOM 3. 3.56m x 3.20m (11'8" x 10'5")**

**EN SUITE (2) 2.70m x 1.22m (8'10" x 4'0")**

**BEDROOM 4. 3.32m x 2.38m (10'10" x 7'9")**

**'HOUSE' BATH/SHOWER ROOM 2.60m x 2.34m max (8'6" x 7'8" max)**

**OUTSIDE**

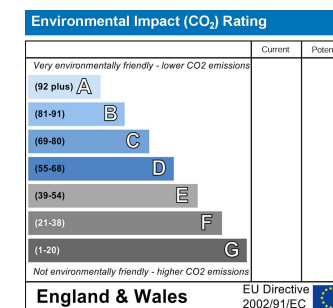
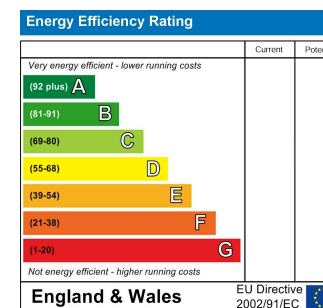
Front Garden turfed open plan with block-set driveway. Rear Garden top soiled with 4.00m/13' square Sahara stone paved patio & perimeter paving. 1.83m/6ft close board fencing between houses, 1.22m/4ft close board fencing between rear gardens. SOUTH facing enclosed Rear Garden.

**Adjoining GARAGE (off DINING ROOM 6.00m x 2.66m (19'8" x 8'8"))**

Strip-light & power.

**NB:**

1. SUBJECT to planning permission to amend from Brenchley to Littendale house-type.
2. GREEN FEES covering the communal green areas of circa £100 per year will apply.
3. Council Tax Band: To be confirmed by Richmondshire District Council
4. 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.
5. IMAGES ETC: Computer Generated Images (CGi's), Photographs & Artists Impressions are for illustrative Purposes only. Floor plans are for illustration only.



**THE LITTENDALE**

