



39 Summercroft Road (Plot 38) 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.

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	

THE LITTENDALE

