

HAMBLETON ROAD

CATTERICK GARRISON

LOVE PROPERTY.

LOVE THE JOURNEY



Welcome home...

As you arrive on this estate you soon learn why so many people choose to call it home. Only a short walk from the local shops and schools and peaceful walks at your doorstep, it's ideal for a first time buyer or investor as a lock up and leave.

Upon arrival at your new home, you can pull into your allocated parking found right outside, head past your front garden and step inside.

You are greeted by a hallway that leads you to your kitchen and living room. The living room is a spacious area perfect for your comfy sofa and favourite armchair. With light filling the room from the front and back window, it's inviting environment to spend your days in.

The kitchen/diner is to the left of the hallway, again flooded with light and perfect for the chef of the household to cook up tasty meals in. With plenty of cupboard space and surface area, it's the ideal space for those who enjoy spending time catching up after long days, over delicious food.



Head Upstairs...

Heading upstairs, you have two bedrooms to choose from. The main room can fit your king sized bed and matching drawers. Plus if you have extra clothes or items to store, the built in wardrobes are ideal for keeping this away neat and tidy.

Bedroom two is ideal as a large single room or snug double, and with the extra built in wardrobe space, offers an area to keep things near and tidy. A great room for the child of the family or to use as a guest room.

The family bathroom completes the first floor, with a bath and overhead shower, getting ready on a morning is a breeze.





Outside...

Head outside to your back garden. A space that is an absolute sun trap. The small shed is ideal for putting your garden tools in, and the patio and grass area give you the best of both worlds. Imagine family bbq's round the outdoor table while pets and children play happily.

Finer Details...

Postcode: DL9 4HT

Freehold

Council Tax Band: B

EPC rating: C

Gas central heating Gas safety valid until March 2025

Valid EICR until July 25

Estate Maintenance charge: TBC



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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