



4 Somerset Close

Catterick Garrison, North Yorkshire, DL9 3HE

EXCELLENT OPPORTUNITY.

A two bedroomed mid terraced property occupying a pleasant position overlooking a communal green area. The property is currently tenanted by way of an assured short hold tenancy and is being sold with the tenant in situ. With accommodation including a living room, dining/kitchen, two bedrooms and bathroom/WC. The property is served by gas central heating, double glazing and has an allocated parking space.

INVESTMENT

- Superb investment opportunity
- Popular location close to amenities
- Two bedroomed property
- For sale with current tenant in situ
- Allocated parking space
- Gas central heating
- Double Glazing



Offers in the region of £115,000

VIEWING STRICTLY BY APPOINTMENT WITH THE VENDOR'S SOLE AGENTS

SITUATION AND AMENITIES

Situated in Catterick Garrison, a short walk to many amenities including schools, a post office, a number of shops including a large supermarket, leisure complex with swimming pool and the Princes Gate shopping development and cinema. Catterick Garrison is within easy access of the A1(M) and the nearby town of Richmond.

ENTRANCE HALL

Staircase to first floor landing, central heating radiator.

LIVING ROOM

Living room with two windows overlooking the front lawns, wooden fireplace surround with matching inset and hearth and inset coal effect gas fire. Door leading to the dining kitchen.



DINING KITCHEN

With space for dining table and chairs. Kitchen area fitted with a range of wall and floor cupboard units with light wood effect work surfaces incorporating an inset single drainer and sink unit, gas hob, electric oven and extractor hood. From here there is access to an understair storage cupboard and door leading to the rear garden.



FIRST FLOOR LANDING

Access to both bedrooms and bathroom.

BEDROOM ONE

Bedroom one with a range of built in cupboards, windows overlooking the front lawn.



BEDROOM TWO

With views over the rear garden, built in cupboards.



BATHROOM/WC

With white suite comprising of panel bath with shower over, pedestal wash hand basin and low level WC.

EXTERNALLY

Small lawn to the front overlooking a communal lawned area.

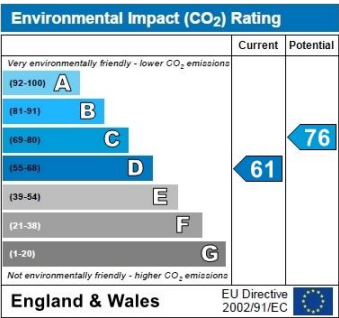
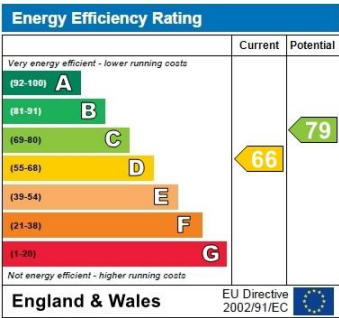
To the rear there is a small lawned area and path which runs to the parking area where there is an allocated car parking space.

TENURE

The property is to be offered freehold with vacant possession on completion. The property is currently subject to an assured shorthold tenancy.

LOCAL AUTHORITY AND TAX BAND

Richmondshire District Council. Telephone 01748 829100. For Council Tax purposes the property is banded A.



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