



## 49 High Street, Catterick Village

Offers in The Region of £195,000

Located in the heart of this popular Village close to all Local amenities and finished to a particularly high standard, this two bedroomed mid terrace property is immaculately presented throughout and is brimming with original features. To the ground floor is an open plan living area and a fully integrated dining kitchen, whilst to the first floor are two double bedrooms and a well appointed bathroom.

Externally, there is a lovely South facing patio area and an outbuilding. An early inspection is strongly recommended to appreciate the quality of the property on offer.

52 Richmond Road, Catterick Garrison, North Yorkshire, DL9 3JF

# 49 High Street

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## **Living Room:**

4.78m x 3.97m

Accessed via a part glazed composite front door, the open plan living room is light and airy with a sliding sash window to the front of the property, engineered oak flooring, a cast iron radiator, a TV point and a feature fireplace.



## **Dining Kitchen:**

4.63m x 3.97m

Comprising a range of quality wall and base units with complimenting quartz countertops and tiled splashbacks, integrated is an undercounter fridge and freezer, a dishwasher, a washing machine, an electric hob with an extractor over and a stainless steel inset sink.



There is an alcove housing a Rayburn cooker (gas), a sliding sash window and a door to the rear of the property, ample space for a dining table and stairs to the first floor. The engineered oak flooring continues into the kitchen and has underfloor heating.



## **First Floor Landing:**

With a window to the rear of the property, loft access and a downlit feature fireplace.

## **Loft Area:**

7.89 max x 4.63 overall

## **Bedroom 1:**

4.78m x 3.97m

A double bedroom with a cast iron radiator, a sliding sash window to the front of the property and a down lit feature fireplace.





**Bedroom 2:**

4.03m x 2.06m

A second double bedroom with a cast iron radiator, and a sliding sash window to the rear of the property providing views of the Church.

**Bathroom:**

A well appointed bathroom which is part tiled, part wallpapered, comprising a bath, a wc, a sink unit with a mixer tap and storage, a cubicle with a mains fed shower, a heated towel rail and a window to the rear of the property.

**External:**

To the rear of the property is a lovely South facing patio garden with an outdoor tap, a light and an outbuilding with electric.



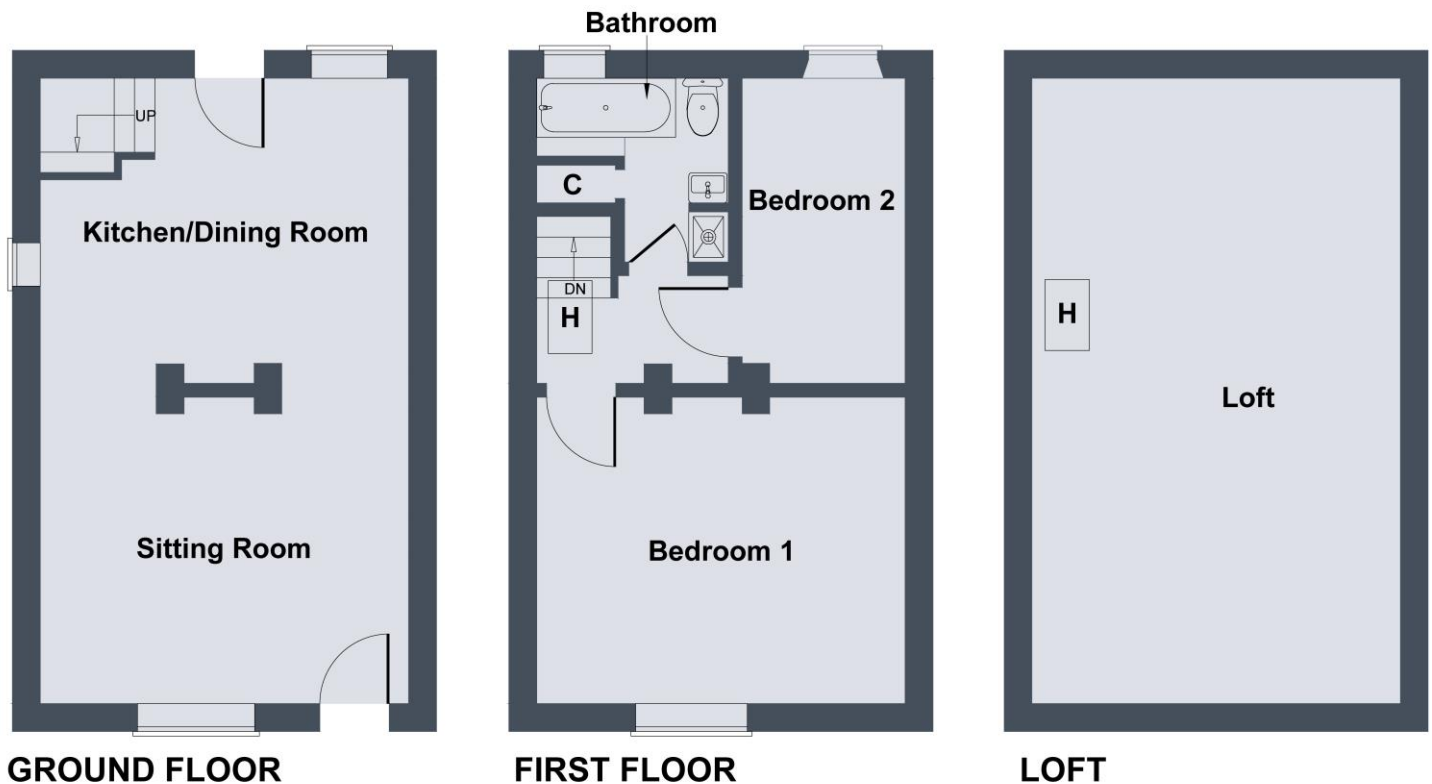
Whilst to the front of the property is on street parking.

**Additional Information:**

The Postcode is DL10 7LL, the Council Tax Band is A.

The gas central heating combi boiler is located in the kitchen.

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### SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2025