





WHATS THE PROPERTY LIKE?...

A fantastic family home situated on a popular state location. With entrance hallway and guest WC, large dining kitchen and a spacious living/dining room with french doors to the rear garden. To the first floor landing there are three double bedrooms, one with ensuite shower room. There is also a family bathroom. With gardens to the front and rear, a driveway and garage, this super property will make an ideal family home. Available late March 2023.

WHERE IS IT? ...

Haydock Road is situated on The Chase, a growing development which is nearby to Colburn leisure centre, a hub for families to partake in a wide range of activities and clubs. Colburn has its fair share of local amenities, with local shops, a health centre and a community centre. If this isn't enough, Catterick Garrison is a short drive away from the Princess Gate shopping park which is home to a cinema, restaurants and a selection of retail shops. The property is situated close to the A1, providing great transport links to bigger towns and cities.



WHAT DO I NEED TO KNOW?...

Postcode: DL9 4BN

Council Tax Band: C - Richmondshire District Council

EPC Rating: B

Heating: Gas fired central heating.

Glazing: Double glazing throughout.

Pets: One furry friend is to be considered on a case-by-case basis at an extra £25.00 pcm.

Appliances: Oven, hob and extractor.

Term: The Landlords are looking for long term tenants and a 12 month tenancy initially.

Available from: Late March 2023.

Local Schools:

Colburn Community Primary School, Colburn, Catterick Garrison

Le Catau Community Primary School, Catterick Garrison

Wavell Community Infant School, Catterick Garrison

Wavell Community Junior School, Catterick Garrison

Hipswell Primary School, Hipswell, Garrison

Risedale Sports and Community College, Hipswell, Catterick Garrison

Travel:

Bus Stop: Horseshoe Close

Train Stations: Darlington (approx 17 miles),

Northallerton (approx. 17 miles)

Motorway Links: A1 North & South (approx. 2 miles)

A66 (approx. 6 miles).

Health:

Doctors Surgery: Colburn Medical Surgery, Colburn,



Catterick Garrison, Harewood Medical Practice, Catterick Garrison

Dentistry: North Yorkshire Dental Care, Catterick Garrison. Alpha Dental Care, Catterick Garrison.

Hospitals: Friarage Hospital, Northallerton (approx. 17 miles), Darlington Memorial Hospital (approx. 17 miles)

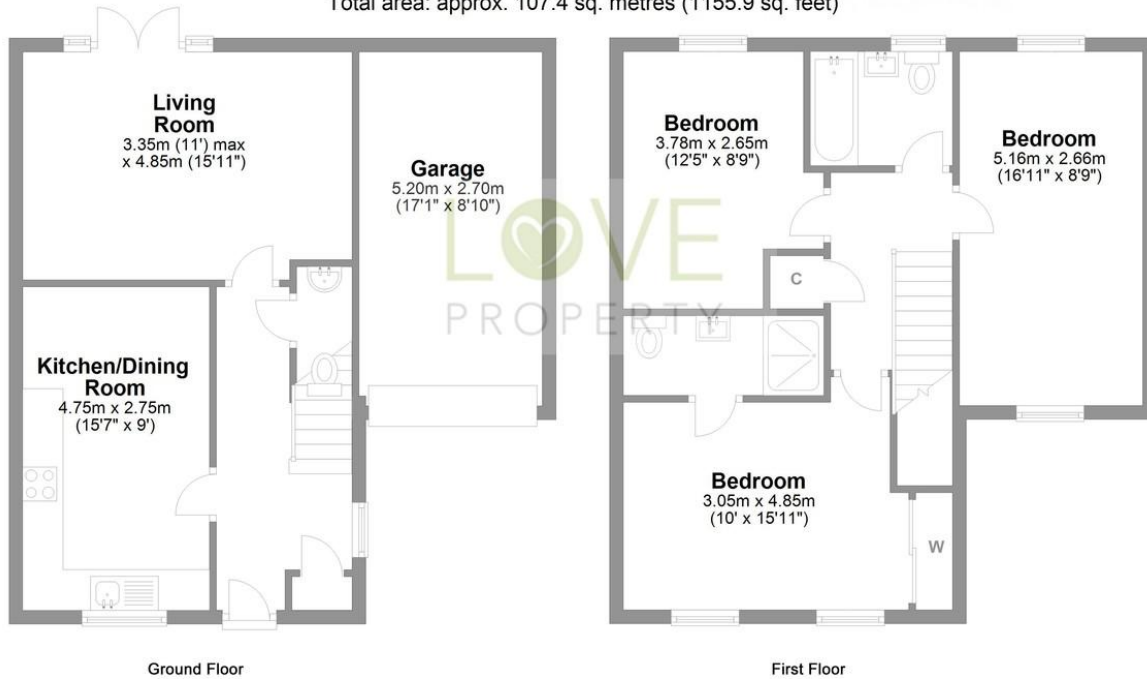
Vets: Vets4Pets, Catterick Garrison. Swale Veterinary Surgery, Richmond.





14 Haydock Road Catterick Garrison

Total area: approx. 107.4 sq. metres (1155.9 sq. feet)



Whilst every attempt has been made to ensure the accuracy of the floorplans 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 not drawn to scale and is for illustrative purposes only & should be used as such by any prospective purchaser. Created especially for Love Property by Vue3sixty Ltd

I LOVE IT! HOW CAN I APPLY?...

Affordability: As per our referencing companies requirements you will need a combined income of £25,500.

Holding Deposit: You will need to pay a holding deposit that is equivalent to 1 weeks rent (£196.00) and provide some personal and financial information (3 months bank statements) in order for us to commence with the referencing process. Your holding deposit will be deducted from your first months rent or refunded to you after 15 calendar days, whichever you are agreeable to.

Deposit: The bond for this property is £930.00. This will be refunded at the end of the tenancy subject to terms and conditions.

Call now to register your interest on 01748 834373.

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