



32 GRANGE ROAD
COLBURN, CATTERICK GARRISON, DL9 4NH

£140,000
FREEHOLD

A Well Proportioned Terraced Family House within a cul-de-sac setting. Entrance Hall, Lounge/Dining Room, Kitchen, 3 Bedrooms, Bathroom/WC, Driveway, Front and Rear Gardens, Gas Fired Central Heating, UPVC Double Glazing. Council Tax Band A. EER C75. NO ONWARD CHAIN.

NORMAN F. BROWN

Est. 1967

32 GRANGE ROAD

- 3 BEDROOMS • CUL-DE-SAC • GAS CENTRAL HEATING • UPVC DOUBLE GLAZING • NO ONWARD CHAIN



DESCRIPTION

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ENTRANCE HALL

Radiator, understairs cupboard, laminate work top, plumbing for washing machine, tumble dryer space, gas meter. Upvc double glazed external door to front. Doors to Lounge/Dining Room and Kitchen.

LOUNGE/DINING ROOM

Coving, radiator. Double glazed windows to front and rear. Doors to Entrance Hall and Kitchen.

KITCHEN/DINING ROOM

One and a half bowl sun unit, laminate work surfaces, dark blue cupboards, built in electric oven and 4 ring gas hob with glass splashback and extractor hood over, built in dishwasher, large fridge/freezer space, built in shelved cupboard, ceiling spotlights. Doors to Entrance Hall and Lounge/Dining Room. External door to Rear Garden. Double glazed window to rear.

LANDING

Access hatch to boarded loft space, cupboard containing wall mounted gas fired combi boiler. Doors to Bedrooms and Bathroom/WC.

BEDROOM 1

Built in cupboard, radiator. Double glazed window to front. Door to Landing.

BEDROOM 2

Radiator. Double glazed window to rear. Door to Landing.

BEDROOM 3

Radiator. Double glazed window to front. Door to Landing.

BATHROOM/WC

Tiled surrounds, pedestal wash hand basin, panelled bath with rainfall shower head and head and hose, wc, heated towel ladder. Double glazed windows to rear. Door to Landing.

OUTSIDE

FRONT GARDEN

Lawn, concrete driveway for one car.

REAR GARDEN

Lawn, stone patio, cold water tap, 2 timber garden sheds.

SERVICES

Mains electricity, gas, water and drainage.

GENERAL INFORMATION

Viewing - By appointment with Norman F. Brown.

Tenure - Freehold. The title register is NYK 274253.

Local Authority - North Yorkshire Council – Tel: 0300 1312131

www.northyorks.gov.uk

Broadband and Mobile Phone Coverage – please check using this website

<https://checker.ofcom.org.uk>

Property Reference – 18769360

Particulars Prepared – December 2025.

IMPORTANT NOTICE

These particulars have been produced in good faith to give an overall view of the property. If any points are particularly

relevant to your interest, please ask for further information or verification, particularly if you are considering travelling some distance to view the property.

All interested parties should note:

i. The particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute an offer or contract or any part thereof.

ii. All measurements, areas or distances are given only as a guide and should not be relied upon as fact.

iii. The exterior photograph(s) may have been taken from a vantage point other than the front street level. It should not be assumed that any contents/furnishings/furniture etc. are included in the sale nor that the property remains as displayed in the photographs.

iv. Services or any appliances referred to have not been tested and cannot be verified as being in working order. Prospective buyers should obtain their own verification.

FREE MARKET APPRAISAL

We will be pleased to provide an unbiased and professional market appraisal of your property without obligation, if you are thinking of selling.

FREE IMPARTIAL MORTGAGE ADVICE

CALL TODAY TO ARRANGE YOUR APPOINTMENT

Our qualified mortgage and financial advisor will be pleased to advise you on the wide range of mortgages available from

all of the mortgage lenders without charge or obligation.

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT

A life assurance policy may be required. Written quotation available upon request.

AML POLICY

AML Policy (When an offer is accepted):

In accordance with The Money Laundering Regulations 2017, we are required by law to:

- Verify the identity of all buyers
- Check the Politically Exposed Persons and
- Check the Sanctions registers.
- Verify proof of and source of funds for the purchase - What form that takes depends on your position, but we ultimately need you to provide to us (in the office or via email) evidence of the funding you have in place for the purchase price. That may include proof of deposit, an Agreement in Principle from a lender or if you are a cash buyer, a Bank Statement.

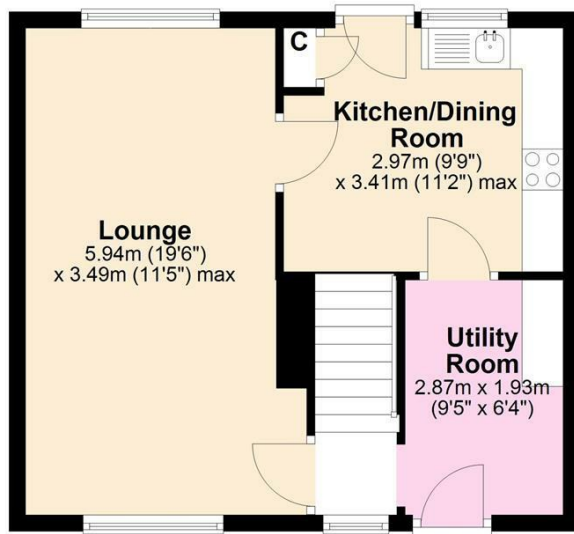
The cost of the Identity verification, PEP & Sanctions register checks are £15 for one person and £25 for two people. We will send you a link to the Guild 365 app (which you will need to download) to complete this.

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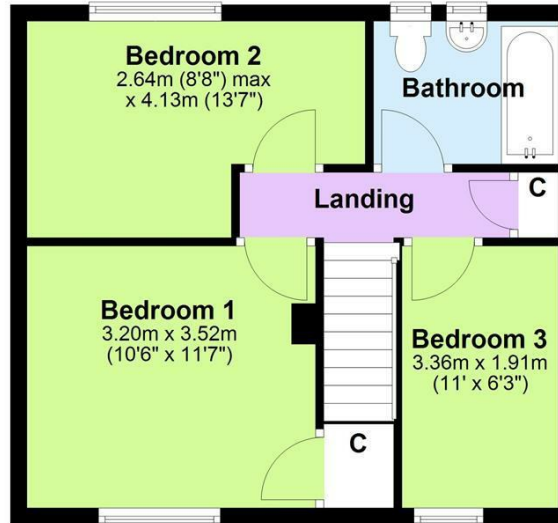
Ground Floor

Approx. 38.9 sq. metres (419.0 sq. feet)



First Floor

Approx. 38.5 sq. metres (414.5 sq. feet)



Total area: approx. 77.4 sq. metres (833.6 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			87
(69-80) C		75	
(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	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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