





LOW GREEN is a lovely cottage in a popular village location. The living room has stone flooring and a window seat to watch the world go by. There is a fitted kitchen with stone flooring and a built in oven and hob. There is a rear hallway/boot room which is a handy space for storage or an appliance. To the first floor there are two bedrooms and a bathroom. There is a low maintenance garden. This delightful property is available immediately.

#### LOCATION

The picturesque Catterick Village, just a few miles from the historic market town of Richmond. A very popular and active village with a Co-op, garage, doctors, pharmacy, hairdressers, takeaways, pubs and a school. Also providing convenient links within 1/4 mile to the A1 north and south motorway junctions to Darlington, Newcastle, York and Leeds making this the ideal base for travelling throughout the region.

#### IMPORTANT INFORMATION

Postcode: DL10 7LP.

Style of property: Quaint and cosy cottage.

Council Tax Band: A - North Yorkshire Council.

EPC Rating: E.

Heating: Electric heating.

Parking: There is no allocated parking for this property, parking would be on road on a first come first served basis.

Appliances: There is an integrated oven, hob and extractor.

Pets: Requests must be made to the landlord for permission to keep a pet at the property.

Term: The landlord is ideally looking for long term tenants.

Available from: Immediately.

What3words: ///delight.customers.yards



WANT TO VIEW? THINGS YOU NEED TO KNOW BEFORE HAND.... IF YOU THINK THIS PROPERTY IS FOR YOU, CLICK ON THE LINK TO EMAIL AND FILL OUT THE QUESTIONAIRE, WE WILL BE IN TOUCH AS SOON AS POSSIBLE TO ARRANGE A VIEWING APPOINTMENT.

**Affordability:** It is important, that before you enquire about the property, you check whether it is affordable for you. As per our referencing companies requirements you will need a combined income of £22,500.

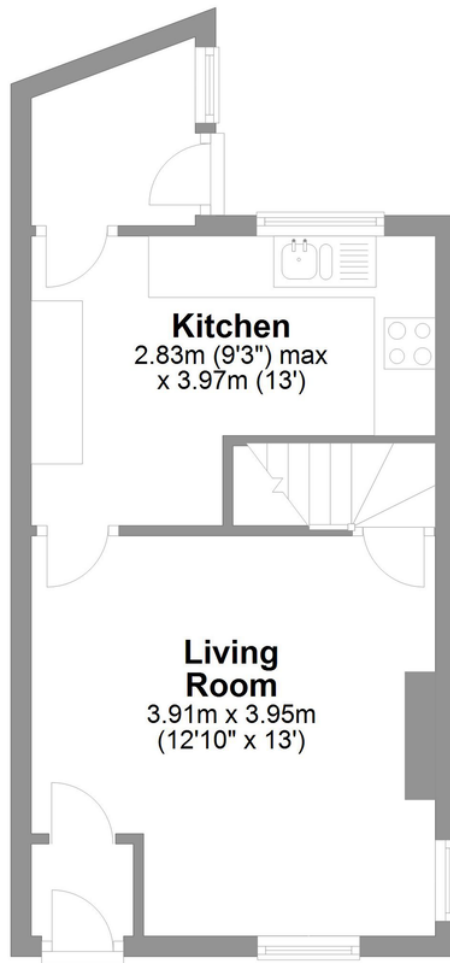
**Holding Deposit:** You will need to pay a holding deposit that is equivalent to 1 weeks rent (£173.00) and provide some personal and financial information (3 months bank statements) in order for us to commence with the referencing process. Your holding deposit will be deducted from your first months rent or refunded to you after 15 calendar days, whichever you are agreeable to. Please note that failure to disclose adverse credit may result in the loss of your holding deposit.

**Deposit:** The bond for this property is £865.00 This will be refunded at the end of the tenancy subject to terms and conditions.



## Low Green Catterick Village

Total area: approx. 57.1 sq. metres (614.7 sq. feet)



Ground Floor



First Floor

# LOVE PROPERTY

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

01748 834 373   
lets@lovepropertyuk.co.uk   
find us on Facebook   
@lovingproperty 

Catterick Garrison

18 Richmond Road, Catterick  
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