

CARVERS

SALES & LETTINGS

Derby Way

Colburn, Catterick Garrison, DL9 4GJ

Price £300,000

House - Detached

4

2

2

Offered CHAIN FREE is this detached family home in Colburn. Recently decorated throughout and offering masses of space, this property is sure to attract attention. Internal accommodation consists of an entrance hallway, front-to-rear lounge, dining room, kitchen, utility room and ground floor WC. Upstairs has been recently recarpeted and offers a spacious landing, main bedroom with en-suite shower room, three further bedrooms and a house bathroom. Externally the property offers a private, south facing rear garden, off street parking and a detached garage. Finished extremely well and ready to love, this property could be your ideal family home. EPC rating C, North Yorkshire Council tax band D.









- CHAIN FREE
- Two Reception Rooms
- Four Bedrooms
- Recently Decorated
- Detached Family Home
- Utility Room
- Two Bathrooms
- Detached Garage



General Information

Tenure: Freehold
Services: Gas central heating, mains electric, water and drainage.
Double glazing
Local Authority: North Yorkshire Council (Tax Banding D)

Buyer Identification Checks

Should a purchaser(s) have an offer accepted on a property marketed by Carver Residential they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your identity, this is not a credit check and will have no effect on credit history. The cost of these checks is £36 inc. VAT per buyer, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.

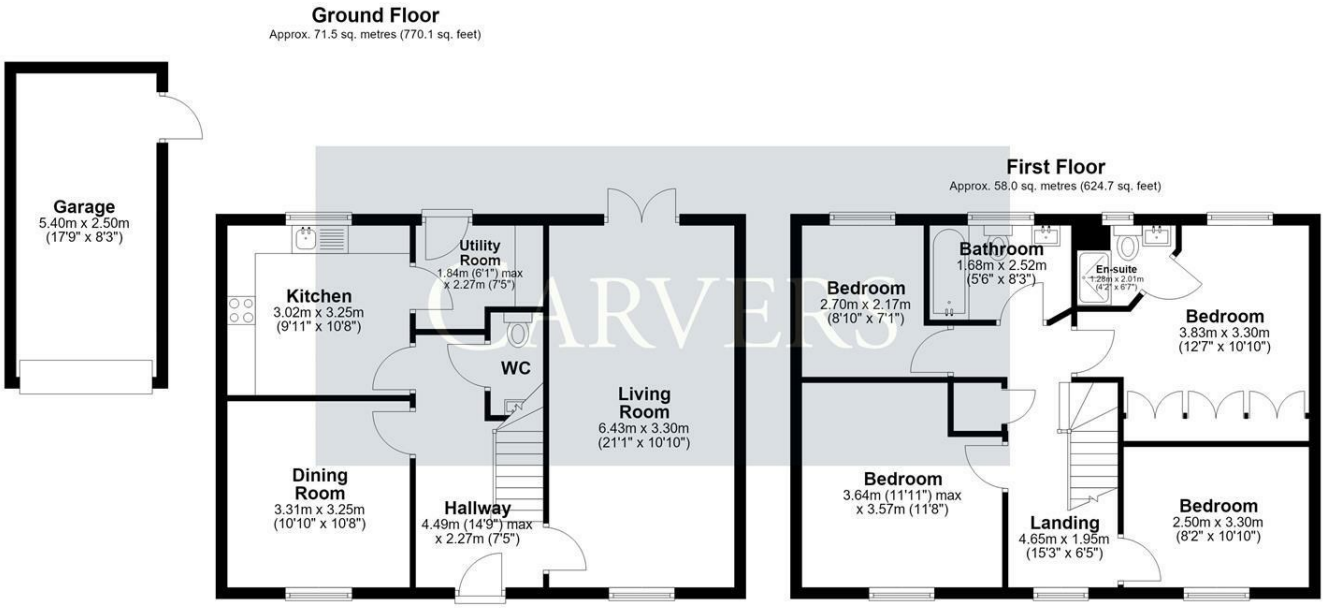
Property Size Reference

Please note the property size is taken from the Energy Performance Certificate and may not take into account all rooms from the floorplan (due to unheated space not being calculated e.g. this may potentially exclude a conservatory and/or garage)



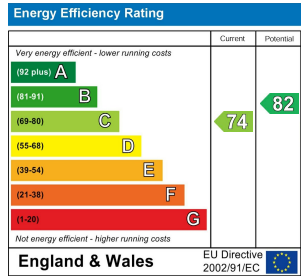






Total area: approx. 129.6 sq. metres (1394.8 sq. feet)

17 Derby Way, Colburn



Property size taken from EPC
1248.00 sq ft



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