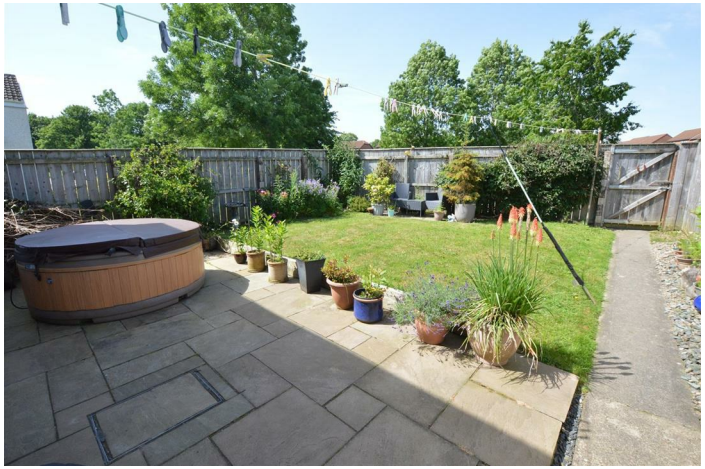


42 BEDFORD CLOSE

CATTERICK GARRISON, DL9 3HL

£130,000

FREEHOLD

An Well Presented Semi Detached Family House within a pleasant location overlooking a central green, ideal for the first time buyer or buy to let investor. Entrance Hall, Lounge, Kitchen/Dining Room, Cloakroom/WC, Rear Hall, 3 Bedrooms, Bathroom/WC, Nearby Parking Space, Front and Rear Gardens, Gas Fired Central Heating, UPVC Double Glazing. Council Tax Band A. EER D64.

NORMAN F.BROWN

Est. 1967

42 BEDFORD CLOSE

• 3 BEDROOMS • MODERN INTERIOR • NEARBY PARKING • GAS CENTRAL HEATING • UPVC DOUBLE GLAZING

DESCRIPTION

An Well Presented Semi Detached Family House within a pleasant location overlooking a central green, ideal for the first time buyer or buy to let investor. Entrance Hall, Lounge, Kitchen/Dining Room, Cloakroom/WC, Rear Hall, 3 Bedrooms, Bathroom/WC, Nearby Parking Space, Front and Rear Gardens, Gas Fired Central Heating, UPVC Double Glazing. Council Tax Band A. EER D64.

ENTRANCE HALL

Ceramic tiled floor, cupboard containing electric and gas meters. Double glazed entrance door to front. Doors to Lounge, Kitchen/Dining Room and Cloakroom/WC.

WC

Wash hand basin with tiled splashback, wc, ceramic tiled floor. Double glazed window to front. Door to Entrance Hall.

LOUNGE

Coving, stylish flame effect electric fire, oak effect laminate floor, radiator. Double glazed windows to front and rear. Door to Entrance Hall.

KITCHEN/DINING ROOM

tiled surrounds, stainless steel one and a half bowl sink unit with mixer tap, laminate work surfaces, oak effect cupboards and drawers with under lighting, built in electric oven and 4 ring ceramic hob with stainless steel cooker hood over, fridge/freezer space, plumbing for dishwasher, plumbing for washing machine, tumble dryer space, ceramic tiled floor, ceiling LED spotlights, radiator. Double glazed windows to front and rear. Doors to Entrance Hall and Rear Hall.

REAR HALL

Ceramic tiled floor, radiator. UPVC double glazed door to Rear Garden. Door to Kitchen/Dining Room.

LANDING

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

BEDROOM 1

Built-in wardrobe, recessed shelving, radiator. Double glazed window to front. Door to Landing.

BEDROOM 2

Built-in wardrobe, recessed shelving, radiator. Double glazed window to front. Door to Landing.

BEDROOM 3

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

BATHROOM/WC

Fully aquaboarded walls, vanity wash hand basin with cupboard below, fitted heated mirror with LED lighting, panelled bath with rainfall shower head, further shower head and hose and glass screen, wc, chrome heated towel ladder. Double glazed window to rear. Door to Landing.

OUTSIDE

FRONT GARDEN

Lawn.

PRIVATE REAR GARDEN

Lawn, flower bed, shrubs, large stone paved patio, outside store, personnel gate to rear leading to nearby parking space.

SERVICES

Mains electricity, gas, water and drainage.

GENERAL INFORMATION

Viewing - By appointment with Norman F. Brown.

Tenure - Freehold. The title register is NYK 281264. Service charge of £508 per annum for the contribution towards the maintenance of the communal areas.

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 – 18820539

Particulars Prepared – June 2026.

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):

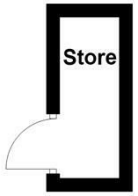
In accordance with The Money Laundering Regulations 2017, we are required by law to:

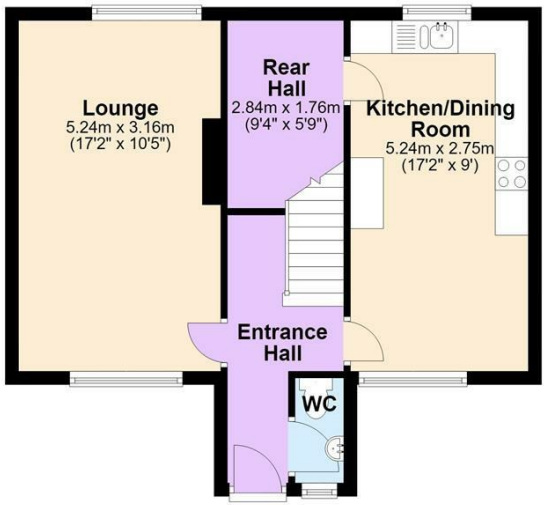
- Verify the identity of all buyers
- Check the Politically Exposed Persons and
- Check the Sanctions registers.
- Verify proof of and source of funds for the purchase - What form that takes depends on your position, but we ultimately need you to provide to us (in the office or via email) evidence of 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.

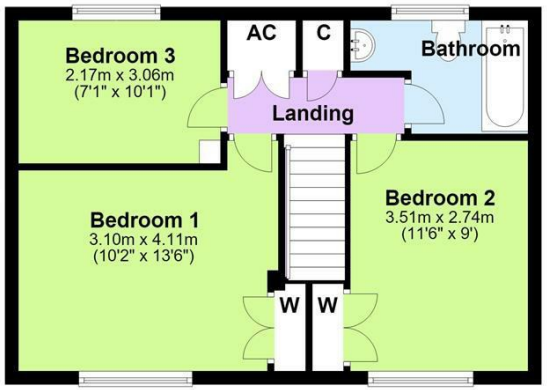
42 BEDFORD CLOSE

Ground Floor
Approx. 45.3 sq. metres (487.7 sq. feet)

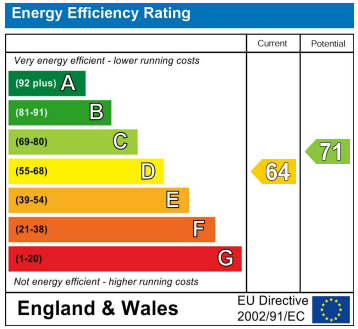




First Floor
Approx. 40.8 sq. metres (439.1 sq. feet)



Total area: approx. 86.1 sq. metres (926.8 sq. feet)



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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