



## 6 KIPLING DRIVE

BROUGH WITH ST. GILES, CATTERICK GARRISON, DL9 4XN

£185,000

FREEHOLD

A Well Presented Semi Detached Family House backing onto playing fields within a cul-de-sac setting. Entrance Hall, Lounge, Kitchen/Dining Room, Conservatory, 3 Bedrooms, Bathroom/WC, Driveway, Front and Rear Gardens, Gas Fired Central Heating, UPVC Double Glazing. Council Tax Band C. EER C74.

**NORMAN F. BROWN**

Est. 1967

# 6 KIPLING DRIVE

- 3 BEDROOMS • CUL-DE-SAC • BACKING ONTO PLAYING FIELDS • GAS CENTRAL HEATING • UPVC DOUBLE GLAZING • MODERN INTERIOR • CONSERVATORY



## DESCRIPTION

A Well Presented Semi Detached Family House backing onto playing fields within a cul-de-sac setting. Entrance Hall, Lounge, Kitchen/Dining Room, Conservatory, 3 Bedrooms, Bathroom/WC, Driveway, Front and Rear Gardens, Gas Fired Central Heating, UPVC Double Glazing. Council Tax Band C. EER C74.

## ENTRANCE HALL

Grey wood effect laminate floor, radiator, stairs to first floor. Composite double glazed entrance door. Door to Lounge.

## LOUNGE

Coving, 2 radiators. Double glazed window to front. Doors to Entrance Hall and Kitchen/Dining Room.

## KITCHEN/DINING ROOM

Tiled surrounds, stainless steel one and a half bowl sink unit with mixer tap, laminate work surfaces, cream cupboards and drawers with chrome handles, built in electric oven and 4 ring gas hob with stainless steel extractor hood over, plumbing for washing machine, fridge space, ceramic tiled floor, radiator, understairs storage cupboard. Double glazed window to Conservatory. Door to Lounge.

## CONSERVATORY

Double glazed windows. Double glazed double doors to Rear Garden. Double glazed double doors to Kitchen/Dining Room. Double glaze window to Kitchen.

## LANDING

Access to loft space, airing cupboard with gas fired combi boiler. Doors to Bedrooms and Bathroom/WC.

## BEDROOM 1

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

## BEDROOM 2

Built in wardrobe, radiator. Double glazed window to rear. Door to Landing.

## BEDROOM 3

Built in wardrobe, radiator. Double glazed window to rear. Door to Landing.

## BATHROOM/WC

Tiled surrounds, wash hand basin in vanity unit with cupboard below, panelled bath with rainfall shower head and head and hose and glass screen, extractor fan, wc, heated towel ladder, ceramic tiled floor. Door to Landing.

## OUTSIDE

### FRONT GARDEN

Canopy over front door, lawn, electric meter box, gas meter box, paved driveway.

### WEST FACING REAR GARDEN

Backing onto playing fields comprising lawn, timber decking, patio.

## SERVICES

Mains electricity, gas, water and drainage.

## GENERAL INFORMATION

Viewing - By appointment with Norman F. Brown.

Tenure - Freehold. The title register is NYK 245782

Local Authority - North Yorkshire Council – Tel: 0300 1312131

[www.northyorks.gov.uk](http://www.northyorks.gov.uk)

Broadband and Mobile Phone Coverage – please check using this website

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

Property Reference – 18791879

Particulars Prepared – March 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):

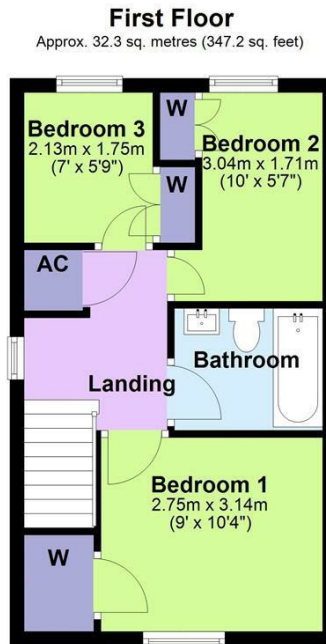
In accordance with The Money Laundering Regulations 2017, we are required by law to:

- 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.

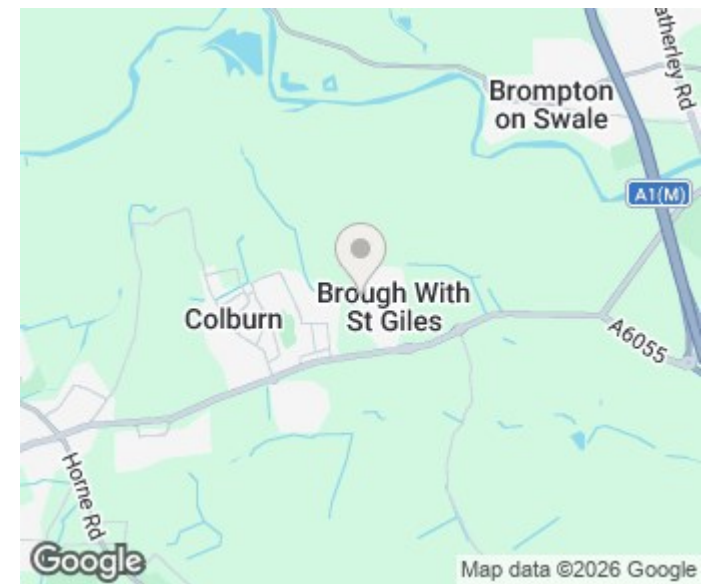
The cost of the Identity verification, PEP & Sanctions register checks are £15 for one person and £25 for two people. We will send you a link to the Guild 365 app (which you will need to download) to complete this.

## 6 KIPLING DRIVE





Total area: approx. 74.2 sq. metres (798.2 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>91</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>		<b>74</b>	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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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**NORMAN F. BROWN**

Est. 1967