



56 Bishops Way, Catterick Village, Yorkshire, DL10 7UA
£180,000



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Offered for sale with no onward chain this three bed roomed semi detached property situated in a pleasant cul de sac simply must be seen. Offering generous sized living accommodation and three good sized bedrooms. An early inspection is highly recommended to avoid disappointment. PRIVATE FREEHOLD 'Affordable' Buyer Restrictions Apply - PLEASE CALL FOR DETAILS.

PORCH

With a composite front door leading into porch with UPVC window to side, single radiator, laminated floor and door to lounge.

LOUNGE 5.60 x 3.71 (18'4" x 12'2")

Oriel style square bay window, double central heating radiator, media wall, feature electric fire, TV aerial point, laminated floor, wall lights and door to inner hall with stairs to the first floor.

KITCHEN / DINING ROOM 5.35 x 3.97 (17'6" x 13'0")

At the rear of the property fitted with a range of white high gloss base, drawer and wall units with worktop surfaces incorporating a four ring gas hob, smoked black glass splash back, extractor hood and built in double oven. One and a half bowl stainless steel sink unit with a mixer tap over, Integrated fridge/freezer, plumbing for a dishwasher and plumbing for a washing machine, upstands, central heating radiator, tiled flooring, down lighting, under stairs storage cupboard, door to cloaks/w.c, Island unit with base cupboards beneath and a built in wine rack, UPVC window and French doors to rear.

WASHROOM/WC

Having a white suite comprising of low level w.c, hand basin with tiling to splash areas, central heating radiator, tiled flooring and extractor fan.

FIRST FLOOR LANDING

Loft hatch providing access into the roof space.

BEDROOM 1. 3.87 x 3.47 (12'8" x 11'4")

A double bedroom at the front of the property with a UPVC double glazed window, central heating radiator, TV point and built in double wardrobe with rail.

BEDROOM 2. 3.22 x 2.86 (10'6" x 9'4")

A double bedroom at the rear of the property with a UPVC double

glazed window, TV point, central heating radiator and built in double wardrobe.

BEDROOM 3. 2.58 x 1.70 (8'5" x 5'6")

A generous sized single bedroom at the front of the property with a UPVC double glazed window and central heating radiator.

BATH/SHOWER ROOM

Three piece white suite comprising; panelled bath with shower screen, wash hand basin with mixer tap, low level w.c, contemporary tiling to part walls, tiled floor, heated chrome towel rail, down lighting, extractor fan and UPVC window to rear.

GARDENS & PARKING

To the front of the property there is a block paved driveway for parking of two cars, side gate leading to the rear garden which is enclosed by fencing, patio and lawned area. Outside light.

To the rear there is an enclosed garden with lawn, patio area, gravelled seating area, timber shed, external cold water tap and gate providing access to the front of the property.

NB 1: OCCUPANCY/OWNER-BUYER Restrictions

PRIVATE 'AFFORDABLE' FREEHOLD - Local Occupancy/Owner-buyer restrictions apply 80% share.

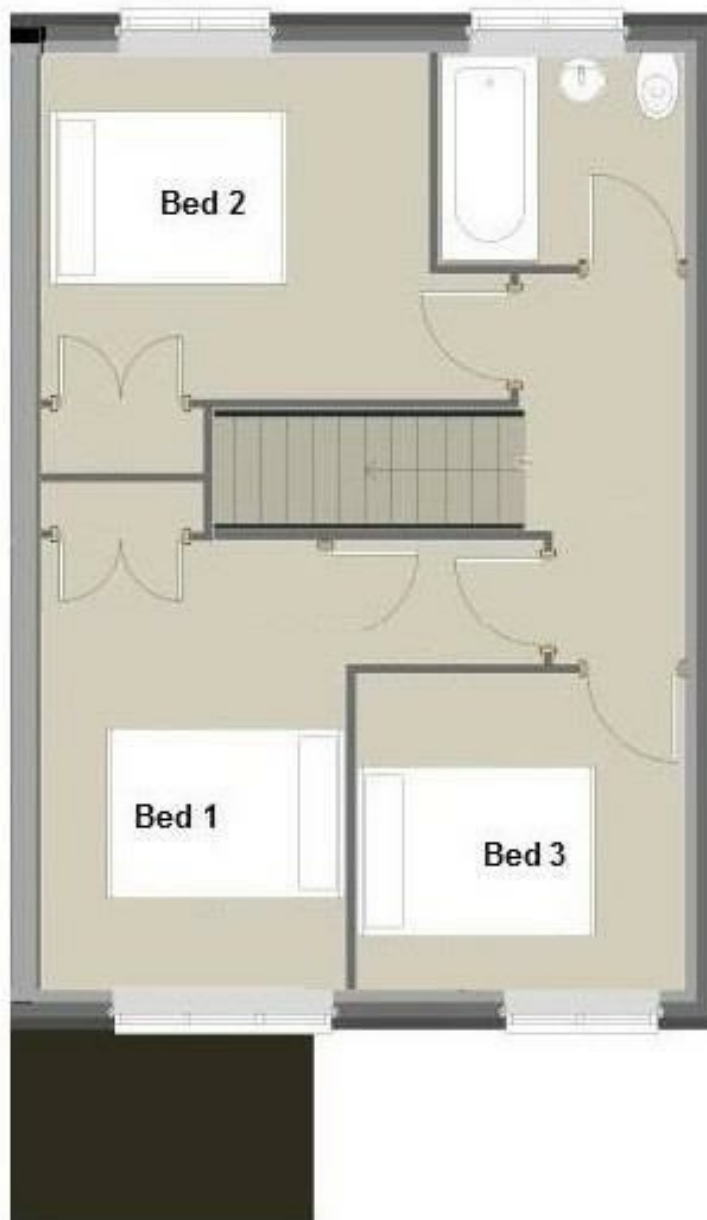
Richmondshire District Council we would expect prospective buyers to be:

- Using the property as their sole residence, &;
- Their social & economic circumstances should be such that they have difficulty securing accommodation on the open market; that is the prospective buyer can demonstrate an 'in-principle' mortgage offer which is not sufficient to buy the dwelling at full market value but sufficient to buy at the agreed discount value; &
- Prospective buyers must demonstrate a local connection to Catterick Village as per Schedule 8 of the legal agreement.

PLEASE CALL FOR DETAILS



£180,000



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		

England & Wales

EU Directive
2002/91/EC



Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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<i>Not environmentally friendly - higher CO2 emissions</i>		

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