



1 VICARAGE ROAD
CATTERICK GARRISON, DL9 4TA

£225,000
FREEHOLD

A Spacious Semi Detached Family House conveniently located close to Catterick Garrison centre. Entrance Hall, Lounge/Dining Room, Conservatory, Kitchen, Utility Room, Study, Side Hall, 2 WC's, 4 Bedrooms, Bathroom/WC, Shower Room/WC, Ample Parking, Private Rear Garden, Gas Fired Central Heating, UPVC Double Glazing. Council Tax Band C. EER D68. NO ONWARD CHAIN.

NORMAN F. BROWN

Est. 1967

1 VICARAGE ROAD

- 4 BEDROOMS • BATHROOM AND SHOWER ROOM • STUDY • PRIVATE REAR GARDEN • AMPLE PARKING • GAS CENTRAL HEATING • UPVC DOUBLE GLAZING • NO ONWARD CHAIN



DESCRIPTION

A Spacious Semi Detached Family House conveniently located close to Catterick Garrison centre. Entrance Hall, Lounge/Dining Room, Conservatory, Kitchen, Utility Room, Study, Side Hall, 2 WC's, 4 Bedrooms, Bathroom/WC, Shower Room/WC, Ample Parking, Private Rear Garden, Gas Fired Central Heating, UPVC Double Glazing. Council Tax Band C. EER D68. NO ONWARD CHAIN.

ENTRANCE HALL

Coving, radiator, stairs to first floor. Doors to Lounge and WC. Double glazed entrance door to front.

WC

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

LOUNGE

Coving, tv point, electric fire, radiator. Double glazed bay window to front. Doors to Entrance Hall and Kitchen.

DINING AREA

Coving, radiator. Double glazed double doors to Conservatory.

CONSERVATORY

Ceramic tiled floor. Double glazed windows. Double glazed double doors to Dining Area and to Rear Garden.

KITCHEN

Tiled surrounds, one and a half bowl sink unit with mixer tap, laminate works surfaces, oak effect cupboards and drawers, built in electric oven and 4 ring gas hob with extractor hood, fridge space, plumbing for dishwasher, LED ceiling spotlights, wood effect laminate floor, understairs storage cupboard. Double glazed window to rear. Doorway to Utility Room. Door to Lounge.

UTILITY ROOM

Tiled surrounds, single drainer sink unit with mixer tap, laminate work surfaces, oak effect cupboards, plumbing for washing machines, radiator, wall mounted gas fired boiler, wood effect laminate floor. Double glazed entrance door to Rear Garden. Door to Study. Doorway to Kitchen.

STUDY

Fitted bookshelves, cupboard containing fuse board, electric meter and gas meter, radiator. Double glazed bay window to front. Doors to Utility Room and Side Hall.

SIDE HALL

Double glazed window to side. Doors to WC and Study. Double glazed entrance door to front.

WC

Wash hand basin, wc, extractor fan, radiator. Double glazed windows to side and rear. Door to Side Hall.

LANDING

Airing cupboard containing hot water cylinder, access to loft space. Doors to Bedrooms, Bathroom/WC and Shower Room/WC.

BEDROOM 1

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

BEDROOM 2

Radiator, loft hatch. Double glazed windows to front and side. Door to Landing.

BEDROOM 3

Built in wardrobes and drawers, radiator. Double glazed window to rear. Door to Landing.

BEDROOM 4

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

BATHROOM/WC

Fully tiled walls, pedestal wash hand basin, panelled bath with electric shower over and screen, wc, chrome heated towel ladder, ceramic tiled floor. Double glazed window to rear. Door to Landing.

SHOWER ROOM/WC

Pedestal wash hand basin, tiled shower cubicle with glass door, extractor fan, wc, chrome heated towel ladder, ceiling halogens. Double glazed window to rear. Door to Landing.

OUTSIDE

TO THE FRONT

Block paved driveway providing ample parking, light, side gate.

PRIVATE WEST FACING REAR GARDEN

Enclosed by timber panel fencing, lawn, timber garde shed, light.

SERVICES

Mains electricity, gas, water and drainage.

GENERAL INFORMATION

Viewing - By appointment with Norman F. Brown.

Tenure - Freehold. The title register is NYK 101048.

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 – 18759176

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.

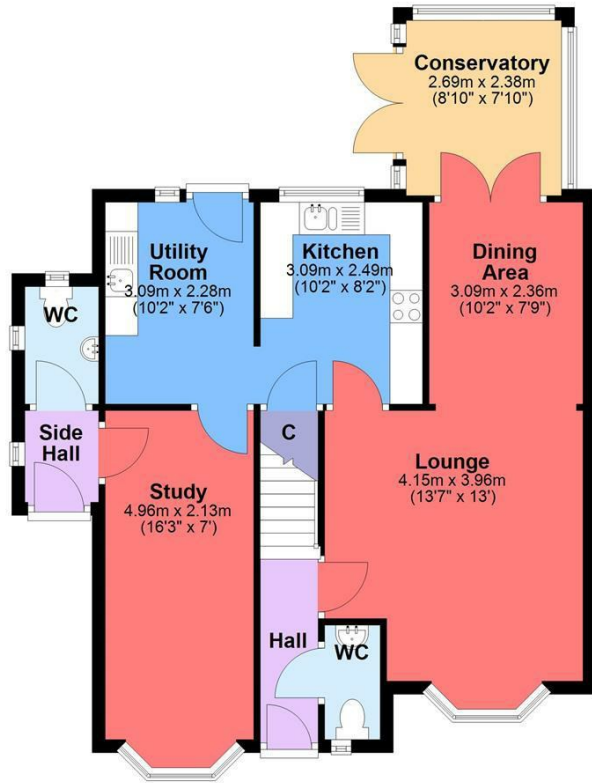
The cost of the Identity verification, PEP & Sanctions register checks are £15 for one person and £25 for two people. We will send you a link to the Guild 365 app (which you will need to download) to complete this.

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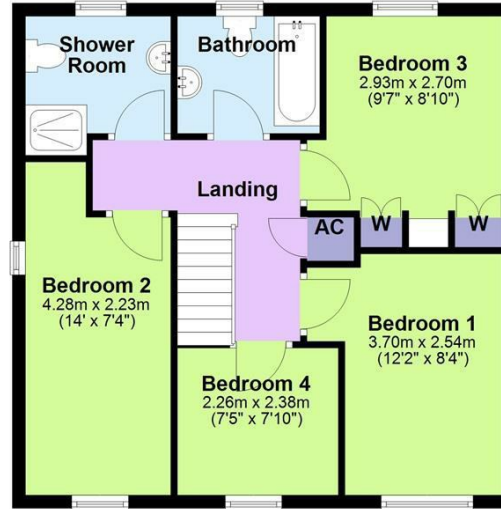
Ground Floor

Approx. 68.7 sq. metres (739.2 sq. feet)



First Floor

Approx. 53.6 sq. metres (576.7 sq. feet)



Total area: approx. 122.2 sq. metres (1315.9 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	68	79
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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