



6 Catterick Road, Catterick Garrison, Yorkshire, DL9 4QZ  
Offers over £190,000



# 6 Catterick Road, Catterick Garrison, Yorkshire, DL9 4QZ

Situated on Catterick Road in Catterick Garrison, this semi-detached house presents an excellent opportunity for families seeking a spacious and inviting home. With three well-proportioned bedrooms, this property is designed to accommodate the needs of modern family life comfortably.

Upon entering, the hallway flows into the large refitted kitchen and dining room, which provides an ideal space for family gatherings and culinary adventures. This area is not only functional but also stylish, making it a delightful hub for daily living.

The property boasts a beautifully refitted bathroom, featuring a free-standing bath and separate shower cubicle. A large rear garden provides the perfect space for hosting summer barbecues with friends and family. Additionally, the property provides parking for 2/3 vehicles, a valuable asset in today's busy world. An early viewing is a MUST to avoid disappointment.

## RECESSED PORCH

A composite door leads into the hall.

## HALL

With a Staircase leading to the first floor with cupboard under, UPVC double glazed window to the side, tiled flooring, recessed shelving. Open to the kitchen / dining room and with a door leading into the lounge.

## LOUNGE 3.83 into bay x 3.56 (12'6" into bay x 11'8")

Having a large UPVC double glazed bay window to front. Central heating radiator, tv aerial point and coving.

## KITCHEN / DINING ROOM 5.56 x 3.59 (18'2" x 11'9")

A large airy space, with a range of folding wall units, base units and drawer units with granite worktops, AEG double electric tower oven, AEG built in microwave, AEG induction hob with stainless steel extractor hood over. Large integrated double fridge, large integrated fridge freezer, pop up electric sockets and integrated wine rack. Feature island with granite worktop, one and a half bowl sink unit with boiling water mixer tap over. There is a cupboard beneath the sink, integrated dishwasher and space for bar stools. UPVC double glazed window to the side and rear and UPVC double glazed door to the side, vertical central heating radiator and spot lights. Open to the utility area.

## UTILITY AREA 1.54 x 0.92 (5'0" x 3'0")

There is a small utility area off the kitchen with plumbing for a washing machine, with power, lighting and UPVC double glazed window to the side.

## FIRST FLOOR LANDING

Loft access which has a loft ladder, light and is partially boarded, the combi boiler is housed in the loft and UPVC double glazed window to the side.

## BEDROOM 1. 3.87 into bay x 3.57 (12'8" into bay x 11'8")

At the front of the property with a large bay window, central heating radiator and tv aerial point.

## BEDROOM 2. 3.63 x 3.36 (11'10" x 11'0")

At the rear with a UPVC double glazed window, tv aerial point and central heating radiator.

## BEDROOM 3. 2.40 x 2.26 (7'10" x 7'4")

At the front with a central heating radiator and a UPVC double glazed window.

## BATHROOM

A refitted bathroom with a free standing bath with shower attachment over, shower cubicle, w.c, wash hand basin set in a vanity unit, tiled flooring, towel radiator, two UPVC double glazed windows, spot lights, LED bathroom mirror, part tiled walls and extractor fan.

## OUTSIDE FRONT

Boundary wall with parking for 2/3 vehicles.

## REAR GARDEN

A large enclosed rear garden with lawn, two patio areas, cold water tap and security light to the side.

## NOTES

NOTES

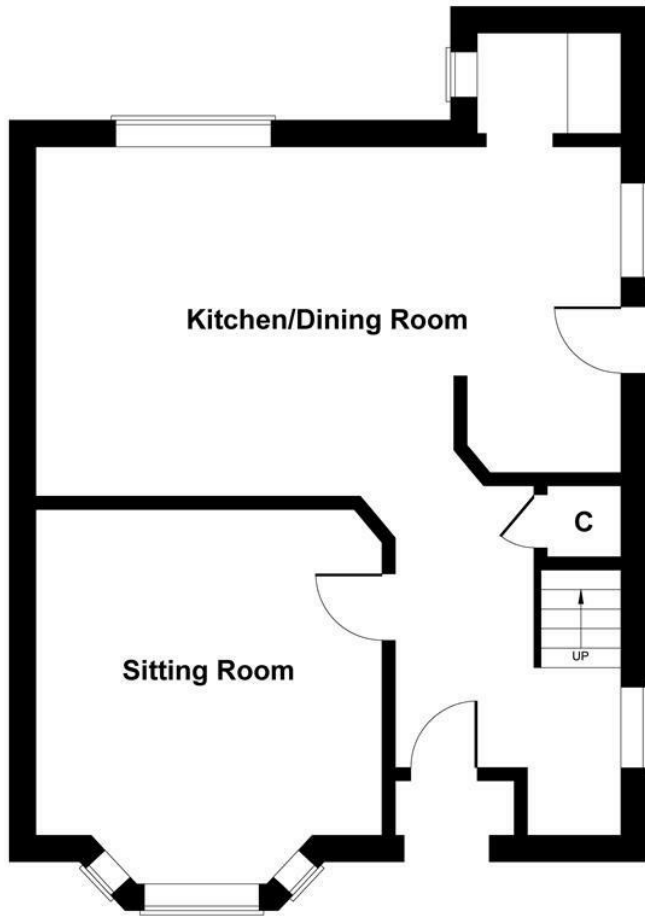
\* Freehold

\* Council Tax Band B

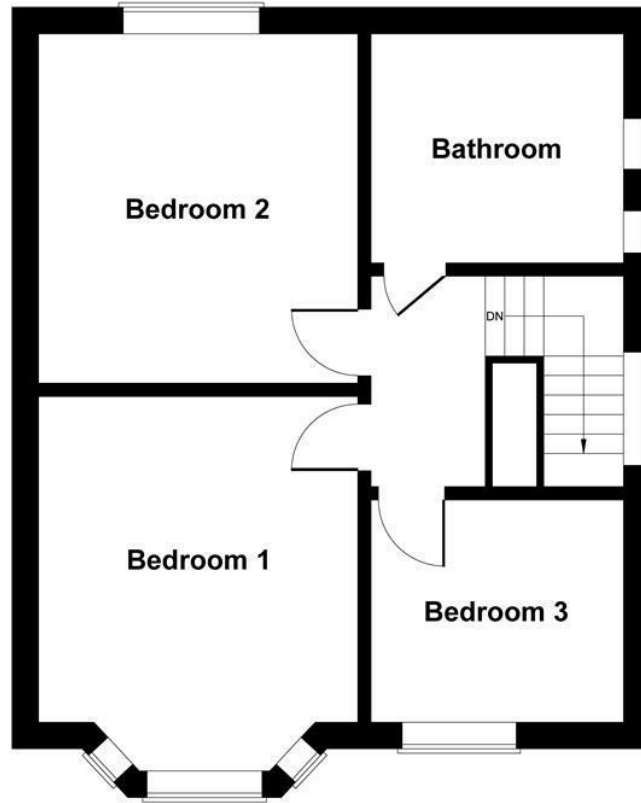


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GROUND FLOOR




FIRST FLOOR

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>85</b>
(69-80) <b>C</b>	<b>71</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 