



2 Colville Court, Colburn

Offers in The Region of £175,000

Forming part of a small development of only three properties in this very popular and well established residential area, this three bedroomed mid terraced property provides generous living spaces which are complemented with a garden and parking. To the ground floor there is a living room, a dining kitchen and a cloakroom, with the first floor having three bedrooms and a bathroom. Externally there are lawned gardens to front and rear and parking for two cars.

52 Richmond Road, Catterick Garrison, North Yorkshire, DL9 3JF

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Entrance Hall:

Accessed through a part glazed upvc door and having a radiator and stairs to the first floor.

Cloakroom:

With a WC, a wash hand basin, a radiator and a upvc double glazed window.

Living Room:

5.06m x 3.94m

A large living room having a TV point, a radiator and a upvc double glazed window to the front of the property.



Dining Kitchen:

4.91m x 2.85m

With ample space for a dining table and fitted with a range of wall and base units with complimenting countertops.



Integrated into the units are an electric hob and oven with an extractor over. There is plumbing for a washing machine, space for a fridge freezer, an understairs storage cupboard, a upvc double glazed window and a set of upvc double glazed patio doors opening out to the garden.



First Floor Landing:

With loft access.

Bedroom 1:

4.21m x 2.76m

A large double bedroom with a radiator, a walk in wardrobe and a upvc double glazed window.



Bedroom 2:

3.69m x 3.05m

A double bedroom with a radiator and a upvc double glazed window.



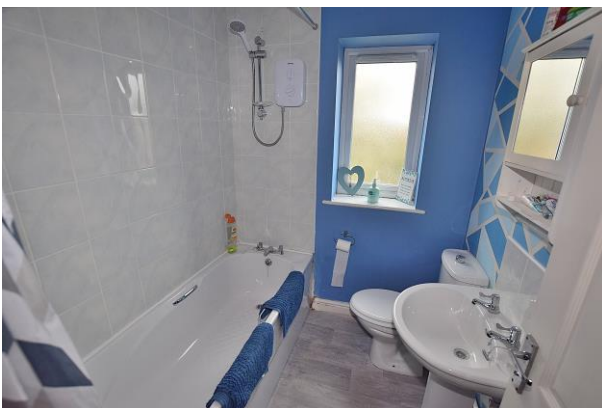
Bedroom 3:
3.05m x 2.01m

With a radiator, a built in wardrobe and a upvc double glazed window.



Bathroom:
2.03m x 1.74m

Fitted with a white suite that comprises a bath with an electric shower over, a WC and a wash hand basin. There is a heated towel rail and a upvc double glazed window.



External

The property sits back from the car parking area behind a neat lawned garden.



The rear garden is lawned and has a patio seating area.

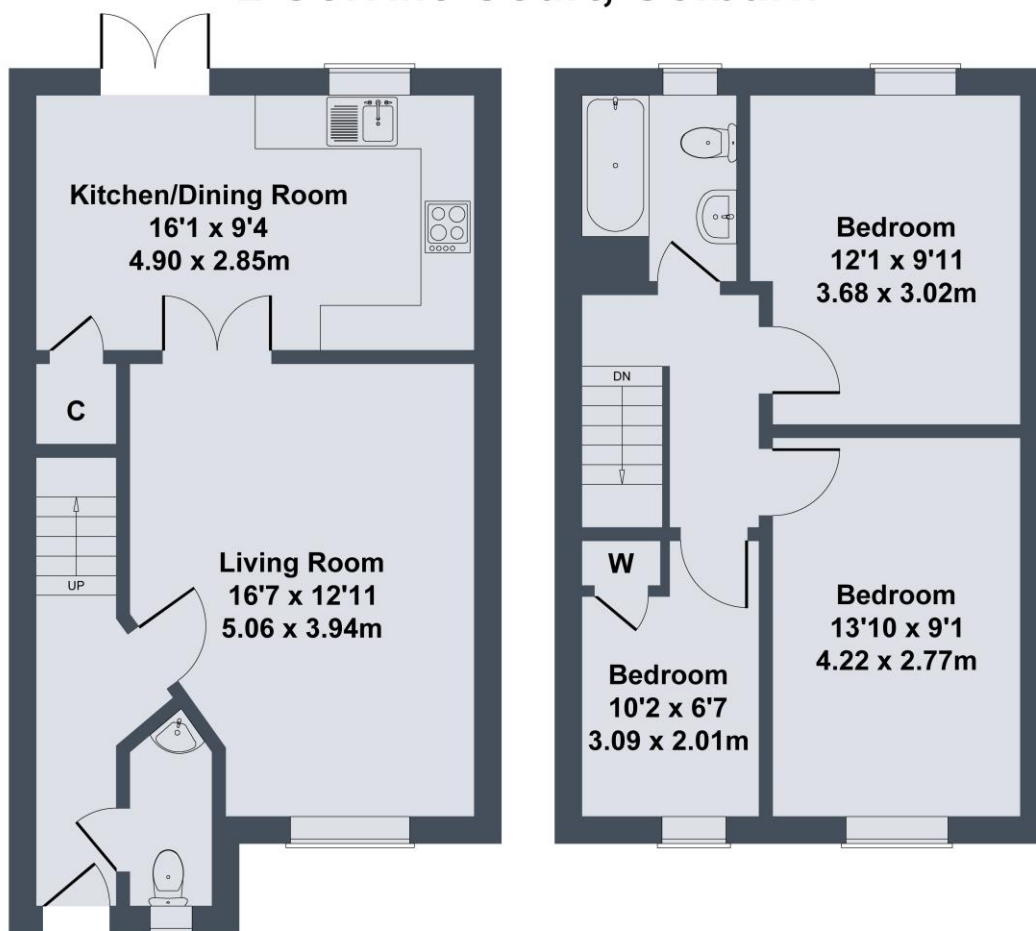


Additional Information

The postcode is DL9 4LW and the Council Tax Band is B.

The property has the benefit of gas central heating, with the Worcester boiler being located in the kitchen.

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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.

Produced by Potterplans Ltd. 2026

Viewing Arrangements - by appointment with Irvings Property Ltd

Property Misdescriptions Act 1991 - PLEASE NOTE CAREFULLY

These particulars have been prepared for guidance only. We have not carried out a detailed survey, nor tested the services, appliances or specific fittings. Floor plans are not drawn to scale unless stated, measurements and distances are approximate only. Do not rely on them for carpets and furnishings. Photographs are not necessarily current and you should not assume that contents shown are included in the sale.