



30 Horseshoe Close, Catterick, North Yorkshire, DL9 4GB
Offers over £100,000



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*** NEW PRICE *** Horseshoe Close is a delightful top-floor apartment offering a perfect blend of comfort and convenience. With two well-proportioned bedrooms, this flat is ideal for small families, couples, or buy to let investment. Offered for sale with no onward chain, early viewing is essential.

The property boasts two bathrooms, including a modern wet room and a family bathroom, ensuring ample facilities for all residents. The thoughtful layout maximises space and light, creating a welcoming atmosphere throughout.

Call today to arrange a viewing

COMMUNAL ENTRANCE

Communal entrance with staircases leading to second floor landing. Door leading to apartment.

ENTRANCE RECEPTION

Fire door leading into spacious entrance reception with laminated wood floor. Loft hatch giving access to loft void. Security telephone system. Doors leading to bedrooms, bathroom and lounge. Further built in storage cupboard housing water system.

BEDROOM 1 3.241 x 3.338 (10'7" x 10'11")

UPVC windows to rear overlooking woodland and communal gardens. Thermostatic controlled electric radiator, TV point and door to wet room.

EN SUITE 1.437 x 2.387 (4'8" x 7'9")

Fully tiled walls with non slip flooring. Wall mounted shower mixer bar with showerhead. Low level WC and corner hand basin. Extractor fan, shower boarding to ceiling, down lighting, chrome heated towel rail. Wall mounted medicine cabinet.

BEDROOM 2 3.448 excluding robe x 2.748 (11'3" excluding robe x 9'0")

UPVC window to front and thermostatic controlled electric radiator. Built in wardrobes with sliding fronts.

BATHROOM

Spacious bathroom comprising; panelled bath with screen, mixer tap with shower attachment, hand basin with black waterfall mixer tap and below drawers, low level

WC, further built in drawers for storage, tiling to walls and laminate flooring. Extractor fan and wall mounted mirror.

LOUNGE 5.007 x 4.059 (16'5" x 13'3")

UPVC windows to front, TV and telephone points, thermostatic controlled electric radiator with cover. Feature chimney breast with a log effect fire. Recessed area for TV/ media setup. Walk through to kitchen.

KITCHEN 2.669 x 2.556 (8'9" x 8'4")

One and a half sink unit fed by mixer tap, fitted with an attractive range of base, drawer and wall units with black marble effect worktop having a four ring induction hob, below built in oven and above extractor hood. Plumbing for automatic washing machine and void for dryer, further void for fridge freezer. Tiling to part walls, down lighting and UPVC window to rear.

COMMUNAL EXTERNAL

Communal gardens to the rear

PURPOSE BUILT RECYCLING

An area dedicated to recycling bins and bike storage.

PARKING

Dedicated parking bay assigned to the property.

NOTES

Council tax: B

Maintenance Fee - TBC By vendor

Ground Rent - £309.81 (2025)



OFFERS OVER £100,000

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		81
(69-80) C	77	
(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		
(1-20) G		
<i>Not environmentally friendly - higher CO2 emissions</i>		

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