



## 47 High Street, Catterick Village

### Offers in The Region of £230,000

Centrally positioned in this highly regarded and conveniently positioned village, this double fronted period property provides well planned and generous living spaces that are complimented by a South facing walled garden. To the ground floor there is a living room with an open fire, a dining room and a kitchen, with the first floor having three bedrooms, a bathroom and a useful attic room. Externally there is a lovely South facing walled garden that enjoys the afternoon sun. An early inspection is strongly recommended!

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

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## **Dining Hall:**

Accessed through a timber panelled door, the welcoming hallway provides ample space for family dining and features an impressive sandstone fireplace, a radiator and a upvc double glazed window.



## **Living Room:**

A lovely room set around the most impressive fireplace.



There are picture rails, a radiator, a TV point and a upvc double glazed window.

## **Kitchen:**

Fitted with a range of cream wall and base units with complimenting butchers block style countertops. There is plumbing for a washing machine and dishwasher, space for a cooker, a Belfast sink, and a upvc double glazed window overlooking the garden.



## **Bedroom 1:**

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



## **Hallway:**

With a useful understairs cupboard, a larder cupboard and a stable style door to the garden.

### **Bedroom 2:**

A double bedroom with a radiator and a upvc double glazed window overlooking the garden.



### **Bedroom 3:**

With a built in wardrobe, fitted units, a radiator, a upvc double glazed window and stairs to the attic room.



### **Bathroom:**

Fitted with a white suite that comprises a bath with an electric shower over, a WC and a wash hand basin. There is a radiator, a upvc double glazed window and a cupboard housing the Worcester gas fired boiler.



### **Attic Room:**

An excellent additional space that would be ideal as a playroom or home office. It has a roof window to the rear of the property.

### **External**

To the rear of the property there is a lovely South facing walled garden that creates a quiet space for relaxing. Enjoying the afternoon sun, it has two useful stores and a gate to a path than leads to the front of the property.

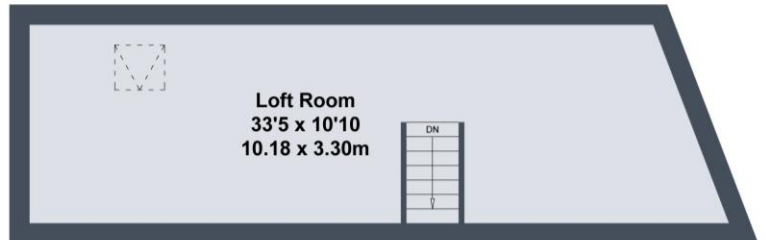


### **Additional Information**

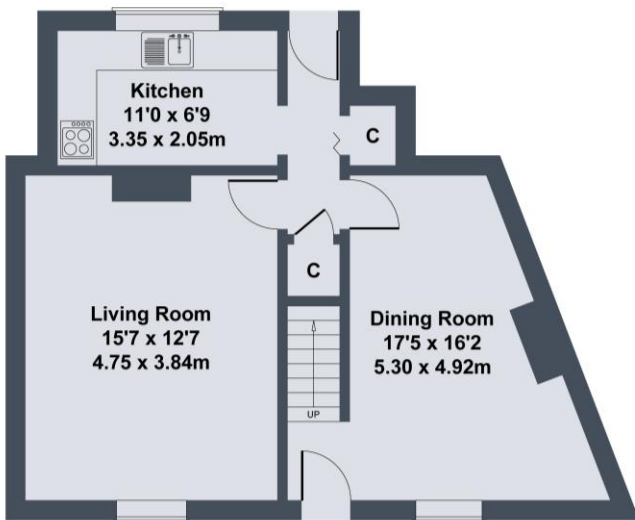
The postcode is DL10 7LL and the Council Tax Band is C.

The property has gas central heating.

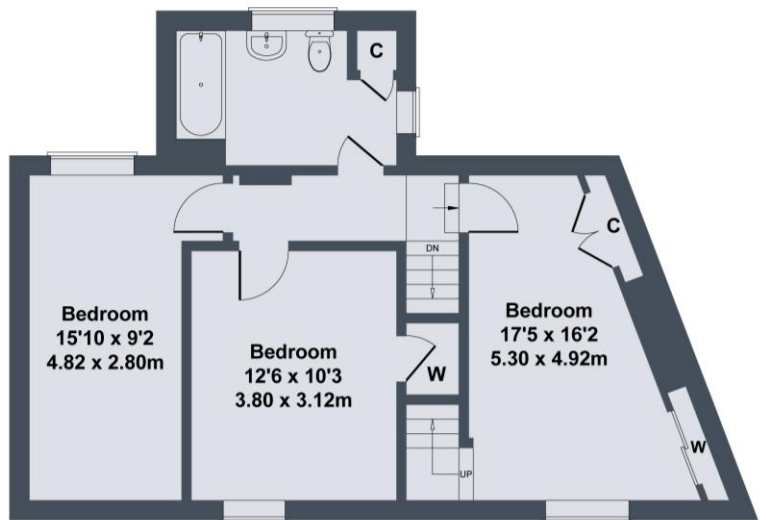




**SECOND FLOOR**



**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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