



5 Low Green

Catterick Village, Richmond, North Yorkshire, DL10 7LP



Robin Jessop

TWO BEDROOM TERRACED COTTAGE IN A POPULAR VILLAGE LOCATION

- Two Bedrooms
 - Desirable Village Location
 - Outbuilding & Rear Courtyard
 - On Road Parking
 - In Need of Refurbishment
 - Viewing by Appointment Only
 - Guide Price: £165,000
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SITUATION

Al 1 mile, Richmond 5 miles, Bedale 8 miles, Northallerton 12 miles, Darlington 12 miles (all distances are approximate).

The property is attractively situated in the centre of the popular village of Catterick. It is pleasantly situated enjoying attractive views over the village green and views of the church to the rear.

It is also well placed in relation to the market towns of Richmond, Bedale and Leyburn and within reasonable commuting distance of Darlington and Teesside.

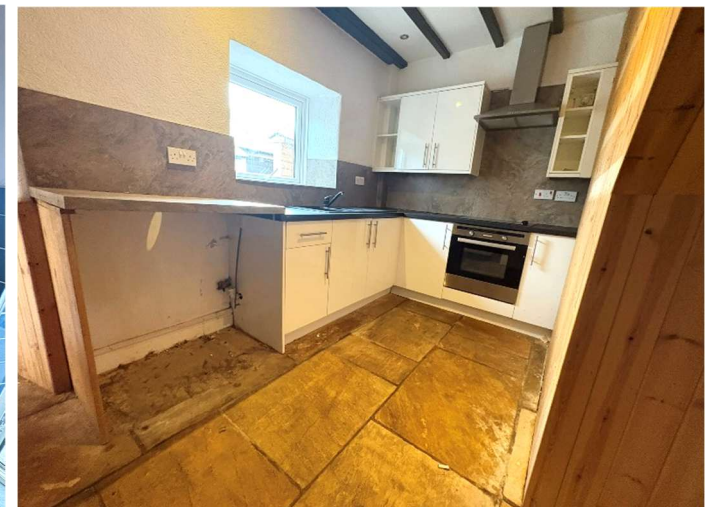
DESCRIPTION

Entered via a useful front porch, the cottage opens into a sitting room with exposed beams, stone flagged flooring and an open fire set within a stone surround.

The kitchen is fitted with a range of wall and base units incorporating an integrated oven and hob, with space for additional appliances. A rear porch gives access to the enclosed south-facing courtyard, which also benefits from a detached stone outbuilding.

To the first floor are two bedrooms and a family bathroom comprising a bath with shower over, WC and wash basin, together with a built-in storage cupboard. The property requires updating and refurbishment throughout.

Externally, there is a south-facing paved courtyard to the rear with space for outdoor seating, together with the detached stone outbuilding. On-road parking is available to the front of the property.



GENERAL REMARKS & STIPULATIONS

VIEWING

Strictly by Appointment with Robin Jessop Ltd – Tele 01677 425950

OFFERS

All offers must be confirmed in writing. We will NOT report any verbal offer unless it is confirmed in writing.

MONEY LAUNDERING REGULATIONS

Please note that if you are the successful purchaser, it is now a legal requirement for you to provide 2 forms of ID and proof of funds. to comply with Money Laundering Regulations.

METHOD OF SALE

The property is initially being offered for sale by Private Treaty. However, we reserve the right to conclude the sale by any other means at our discretion.

WHAT3WORDS

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FIXTURES & FITTINGS

Only those fixtures and fittings described within this brochure are included in the sale.

TENURE

Freehold with vacant possession.

COUNCIL TAX

Band A.

SERVICES

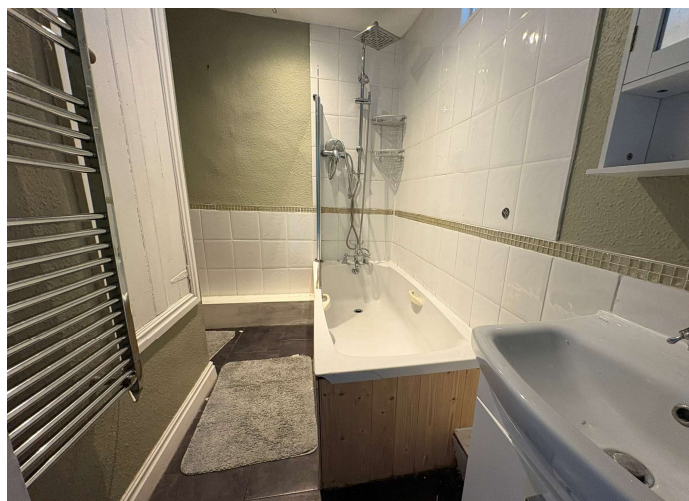
Electric Heating. Mains water. Mains Drainage.

LOCAL AUTHORITY

North Yorkshire County Council, County Hall, Northallerton, North Yorkshire, DL7 8AD.

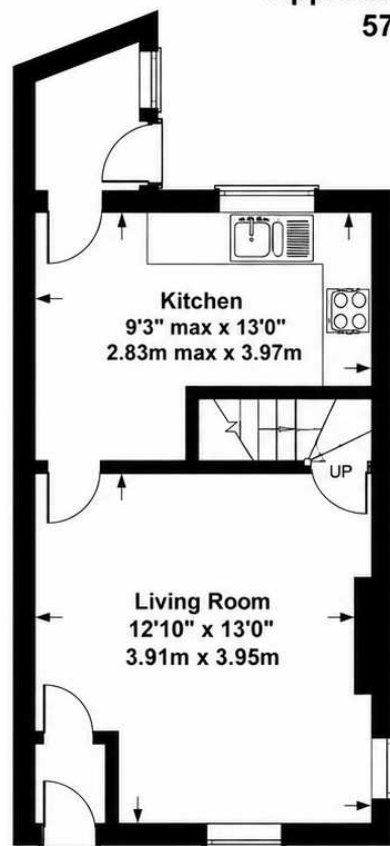
ENERGY PERFORMANCE CERTIFICATE

Score	Energy rating	Current	Potential
92+	A		
81-91	B		91 B
69-80	C		
55-68	D		
39-54	E	48 E	
21-38	F		
1-20	G		

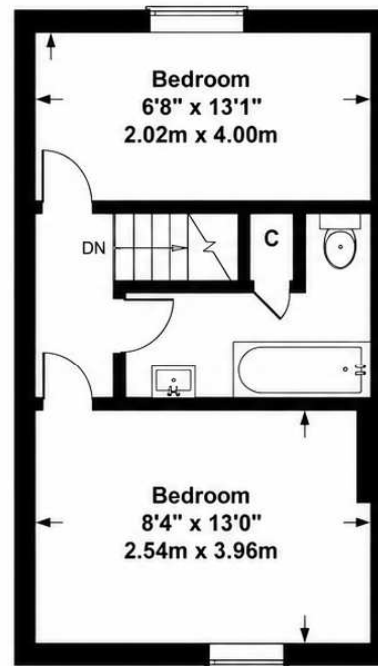


Low Green, Catterick Village

Approximate gross internal area
57.1 sq m - 615 sq ft



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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