





7 GARTH MEADOWS

CATTERICK VILLAGE, DL10 7RT

£160,000

FREEHOLD

FOR SALE BY ONLINE LIVESTREAM AUCTION ON TUESDAY 3RD NOVEMBER 2026 AT 12 NOON WITH OUR PARTNER AGENTS, AUCTION HOUSE NORTH YORKSHIRE AND TEES VALLEY. A Well Proportioned Link Detached Family House within a pleasant cul-de-sac setting in this conveniently located village close to Richmond and the A1(M). Requires Modernisation and Refurbishment. Entrance Hall, Lounge, Dining Room, Kitchen, Rear Hall, WC, 4 Bedrooms, Bathroom/WC, Garage, Driveway, Front and Rear Gardens, Gas Fired Central Heating, UPVC Double Glazing. Council Tax Band D. EER D61.

NORMAN F.BROWN

Est. 1967

7 GARTH MEADOWS

• 4 BEDROOMS • LINK DETACHED • OPEN REAR ASPECT • CUL-DE-SAC • CONVENIENTLY LOCATED VILLAGE • GAS CENTRAL HEATING • UPVC DOUBLE GLAZING • MODERNISATION REQUIRED





DESCRIPTION

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ENTRANCE HALL

Radiator, stairs to first floor. Doors to Lounge and Dining Room. Double glazed entrance door to front.

LOUNGE

Coving, coal effect electric fire with stone effect surround fireplace and granite hearth, 2 ceiling fan lights, 2 radiators. Double glazed windows to front and rear. Doors to Entrance Hall and Rear Hall.

DINING ROOM

Understairs cupboard, ceiling fan light, radiator. Double glazed window to front. Doors to Kitchen and Entrance Hall.

KITCHEN

Stainless steel one and half bowl sink unit with mixer tap, laminate work surfaces, cream cupboards and drawers with chrome handles, built in double electric ovens and four ring gas hob with stainless steel cooker hood over, plumbing for washing machine, fridge space, wall mounted gas fired boiler, radiator. Double glazed window to rear. Door to Dining Room. Doorway to Rear Hall.

REAR HALL

Doors to Lounge and WC. Doorway to Kitchen. Double glazed external door to Rear Garden.

WC

Wash hand basin, wc, extractor fan, radiator. Door to Rear Hall.

LANDING

Access to loft space with drop down hatch and pull down ladder. Doors to Bedrooms and Bathroom/WC.

BEDROOM 1

Fitted wardrobes, radiator. Double glazed window to front. Doors to Shower Room and Landing.

SHOWER ROOM

Fully tiled walls, corner shower cubicle, tiled floor, linen cupboard. Door to Bedroom 1.

BEDROOM 2

Radiator. Double glazed window to front. Door to Landing.

BEDROOM 3

Radiator. Double glazed window to rear. Door to Landing.

BEDROOM 4

Radiator. Double glazed window to rear. Door to Landing.

BATHROOM/WC

Tiled surrounds, pedestal wash hand basin, panelled bath, wc, radiator. Double glazed window to rear. Door to Landing.

OUTSIDE

Front Garden

Paved driveway, lawn, paved patch.

Garage

Power connected, gas meter, up and over door to front. Personnel door to side.

Private South West Facing Rear Garden

With open aspect comprising lawn, paved patio, cold water tap.

SERVICES

Mains electricity, gas, water and drainage.

GENERAL INFORMATION

Viewing - By appointment with Norman F. Brown.

Tenure - Freehold. The title register is NYK 90093.

Local Authority - North Yorkshire Council – Tel: 0300 1312131 www.northyorks.gov.uk

Broadband and Mobile Phone Coverage – please check using this website https://checker.ofcom.org.uk

Property Reference – 18840061

Particulars Prepared – October 2026.

IMPORTANT NOTICE

These particulars have been produced in good faith to give an overall view of the property. If any points are particularly relevant to your interest, please ask for further information or verification, particularly if you are considering travelling some distance to view the property.

All interested parties should note:

i. The particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute an offer or contract or any part thereof.

ii. All measurements, areas or distances are given only as a guide and should not be relied upon as fact.

iii. The exterior photograph(s) may have been taken from a vantage point other than the front street level. It should not be assumed that any contents/furnishings/furniture etc. are included in the sale nor that the property remains as displayed in the photographs.

iv. Services or any appliances referred to have not been tested and cannot be verified as being in working order. Prospective buyers should obtain their own verification.

FREE MARKET APPRAISAL

We will be pleased to provide an unbiased and professional market appraisal of your property without obligation, if you are thinking of selling.

FREE IMPARTIAL MORTGAGE ADVICE

CALL TODAY TO ARRANGE YOUR APPOINTMENT

Our qualified mortgage and financial advisor will be pleased to advise you on the wide range of mortgages available from all of the mortgage lenders without charge or obligation.

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT

A life assurance policy may be required. Written quotation available upon request.

AUCTION PROCESS

c/o Auction House North Yorkshire & Tees Valley tel: 01642 931060, www.auctionhouse.co.uk/teesvalley

We ask all parties to complete full due-diligence on any auction property by reading a full pack prior to bidding. Come auction day (3rd November), you must be in a position to legally exchange contracts at the fall of the gavel, a 10% deposit (£5,000 min) is required and completion is set for 28 days later. You must be registered to bid, Please note that previous purchases, interest or registration through the Auction House Brand are not valid for a forthcoming auction and therefore you MUST register your interest with the office on 01642 931060. Please also note that holding an Elgroup account will not give you bidding authorisation, this authorisation can only be granted via the Tees Valley branch once all forms, documentation and completed ID checks have been received at teesvalley@auctionhouse.co.uk. for any further assistance, please do not hesitate to contact us in the office.

Buyer's Premium - 1.8% inc VAT of the purchase price, subject to a minimum of £1200 inc VAT, payable on exchange of contracts.

Administration Charge - £1800 inc VAT payable on exchange of contracts.

Disbursements - Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.

AML POLICY

AML Policy (When an offer is accepted):

In accordance with The Money Laundering Regulations 2017, we are required by law to:

- Verify the identity of all buyers
- Check the Politically Exposed Persons and
- Check the Sanctions registers.
- Verify proof of and source of funds for the purchase - What form that takes depends on your position, but we ultimately need you to provide to us (in the office or via email) evidence of the funding you have in place for the purchase price. That may include proof of deposit, an Agreement in Principle from a lender or if you are a cash buyer, a Bank Statement.

The cost of the Identity verification, PEP & Sanctions register checks are £15 for one person and £25 for two people. We will send you a link to the Guild 365 app (which you will need to download) to complete this.

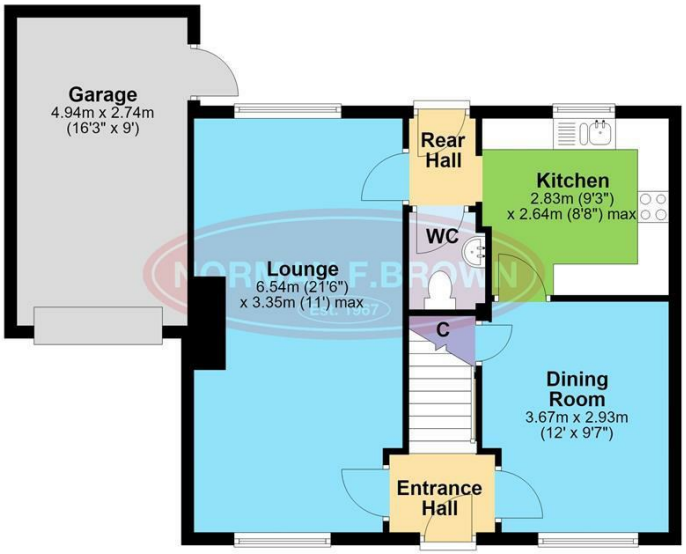
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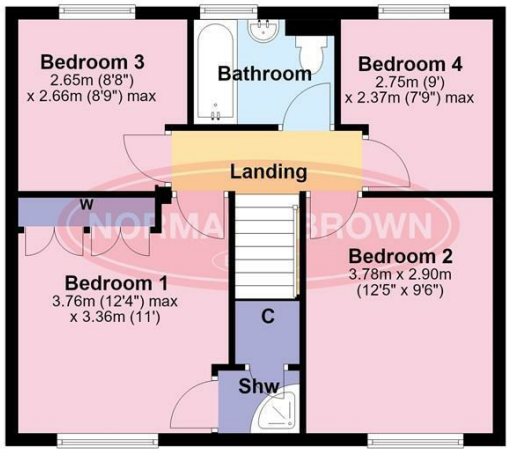




Ground Floor
Approx. 68.3 sq. metres (735.2 sq. feet)

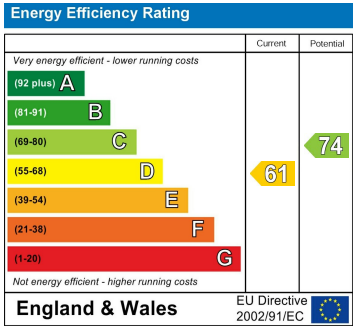


First Floor
Approx. 52.6 sq. metres (565.8 sq. feet)



Total area: approx. 120.9 sq. metres (1301.0 sq. feet)





Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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