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2 Church View, Hipswell, Catterick Garrison

Offers in The Region of £289,950

Sitting in the centre of the highly regarded and popular area of Hipswell overlooking the village Green and conveniently positioned for all local amenities, this beautifully presented semi detached property provides generous living, light filled spaces that are complimented with a private South facing garden. To the ground floor there is a living room with a log burning stove, a study and a fantastic open plan dining kitchen, with the first floor having three spacious bedrooms, the master having an ensuite, and the house bathroom. Externally there is driveway parking, a garage and well maintained gardens. An early inspection is strongly recommended to appreciate the scale and quality of the property.

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

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Entrance Hallway:
The welcoming hallway features inset coir entrance matting, a radiator, an under stairs cupboard and a pair of doors opening into the living room.

Living Room:
A lovely room set around the feature fireplace that houses a log burning stove. There is a TV point, a radiator and a upvc double glazed window to the front of the property.



Dining Kitchen:
A fantastic light filled open space, perfect for modern family living and having ample space for a table. The kitchen is fitted with a range of quality cream coloured wall and base units with complimenting countertops.



Integrated into the units are a gas hob, an electric oven and a dishwasher.

There is space for a fridge freezer, a generous larder cupboard, and a upvc double glazed window. The dining area features timber panelling to the walls, a tiled floor and a set of upvc double glazed sliding doors opening out to the South facing garden.



Study:
A great space for those that work from home. There is a radiator and a upvc double glazed window. The room was previously a cloakroom and the plumbing remains if the new owner would like to reinstate the fittings.



First Floor Landing:
The generous landing features a radiator, loft access and a upvc double glazed window.

Bedroom:
A double bedroom with a radiator, a TV point, a built in wardrobe and a upvc double glazed window.



The **Ensuite** is fitted with a WC, a shower enclosure with a Mira electric shower and a wash hand basin set on a unit.

Bedroom:
A double bedroom with built in wardrobes, a radiator and a upvc double glazed window.



Bedroom:
With a radiator and a upvc double glazed window.



Bathroom:
Fitted with a white suite that comprises a bath with a shower over, a WC and a wash hand basin. There is a radiator and a upvc double glazed window.



External
The property sits back from the road behind a lawned garden and a mature hedge which gives a good level of privacy. There is a block paved driveway providing off street parking and a gated path to the side that leads to the rear garden.

The Garage has an up and over door, a door to the garden, plumbing for a washing machine and useful eaves storage.

The South facing rear garden enjoys the sun throughout the day. It is mainly lawned and has a patio seating area and a mature hedge creating a private space to relax.



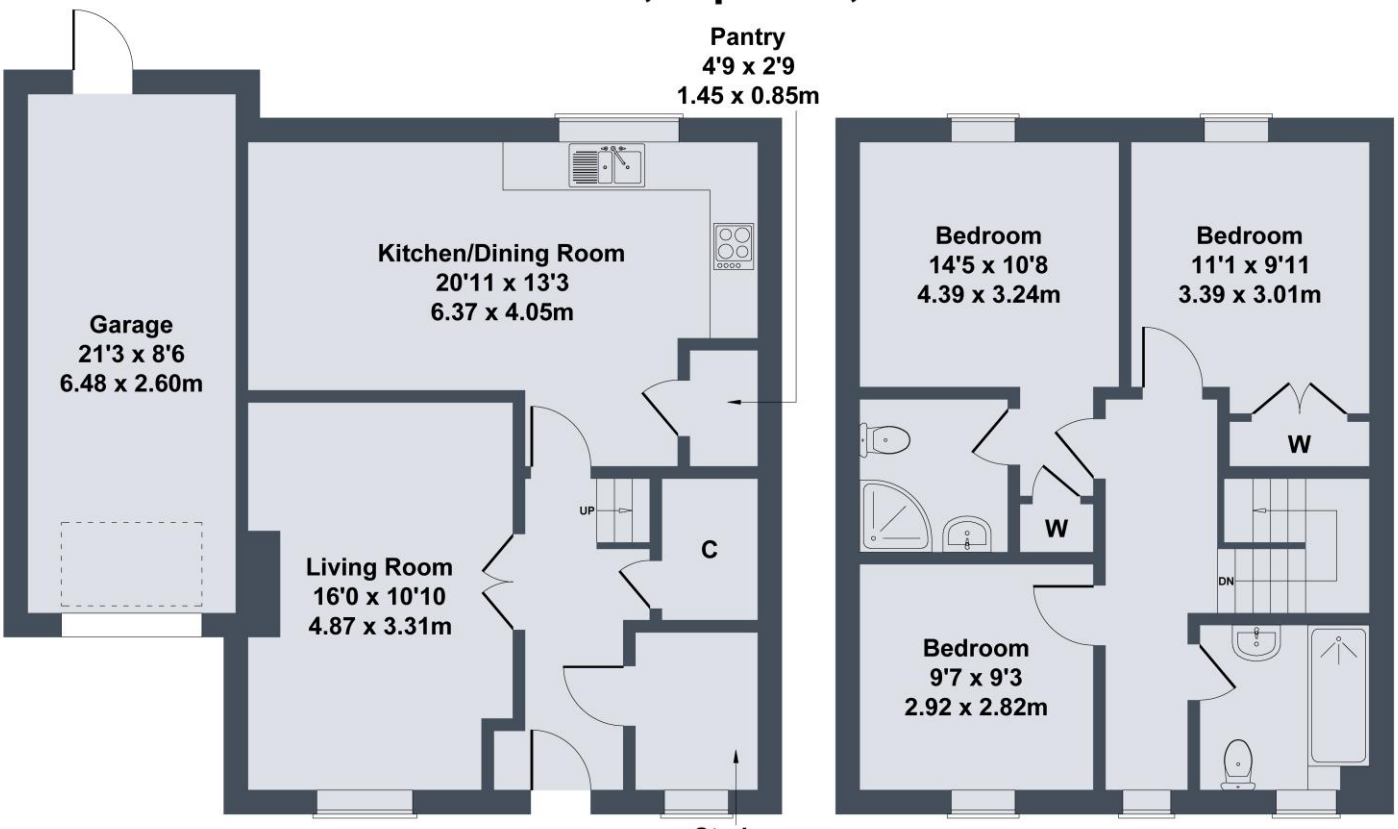
Additional Information
The postcode is DL9 4AG and the Council Tax Band is C. The property has the benefit of gas central heating.



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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.

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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.

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