



36 Maple Avenue, Catterick Garrison

£85,160 (for a 50.69% share)

Forming part of this very popular development, conveniently positioned for all local amenities, this three bedroomed mid terraced house provides an excellent opportunity to get on the housing ladder. Well presented throughout, it features a large living room, a kitchen, a cloakroom, three bedrooms and a bathroom. Externally there is a garden and allocated parking. An early inspection is strongly recommended.

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

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Entrance Hall:

With a radiator and stairs to the first floor.

Cloakroom:

With a WC and a wash and basin. It has a radiator and a window.

Kitchen:

Fitted with a range of wall and base units with complimenting countertops. Integrated into the units are an electric hob and oven. There is a dishwasher, plumbing for a washing machine, space for a fridge freezer, a radiator and a window to the front of the property.



Living Room:

With ample space for both family dining and for a relaxed seating area.



There is a TV point, an under stairs storage cupboard, a radiator and a pair of doors that open out to the garden.



First Floor Landing:

With loft access and an airing cupboard.

Bedroom:

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



Bedroom:

A double bedroom with a radiator and a window to the front of the property.



Bedroom:

With a radiator and a window overlooking the garden.

**Additional Information**

The postcode is DL9 4RS and the Council Tax Band is C.

The gas central heating boiler is located in the kitchen.

The property is available under a scheme with Broadacres Housing. The buyer will own a 50.69% share of the property.

The buyer must be a first time buyer and have a local connection.

There is a ground rent payable of £29 per month.

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 window.

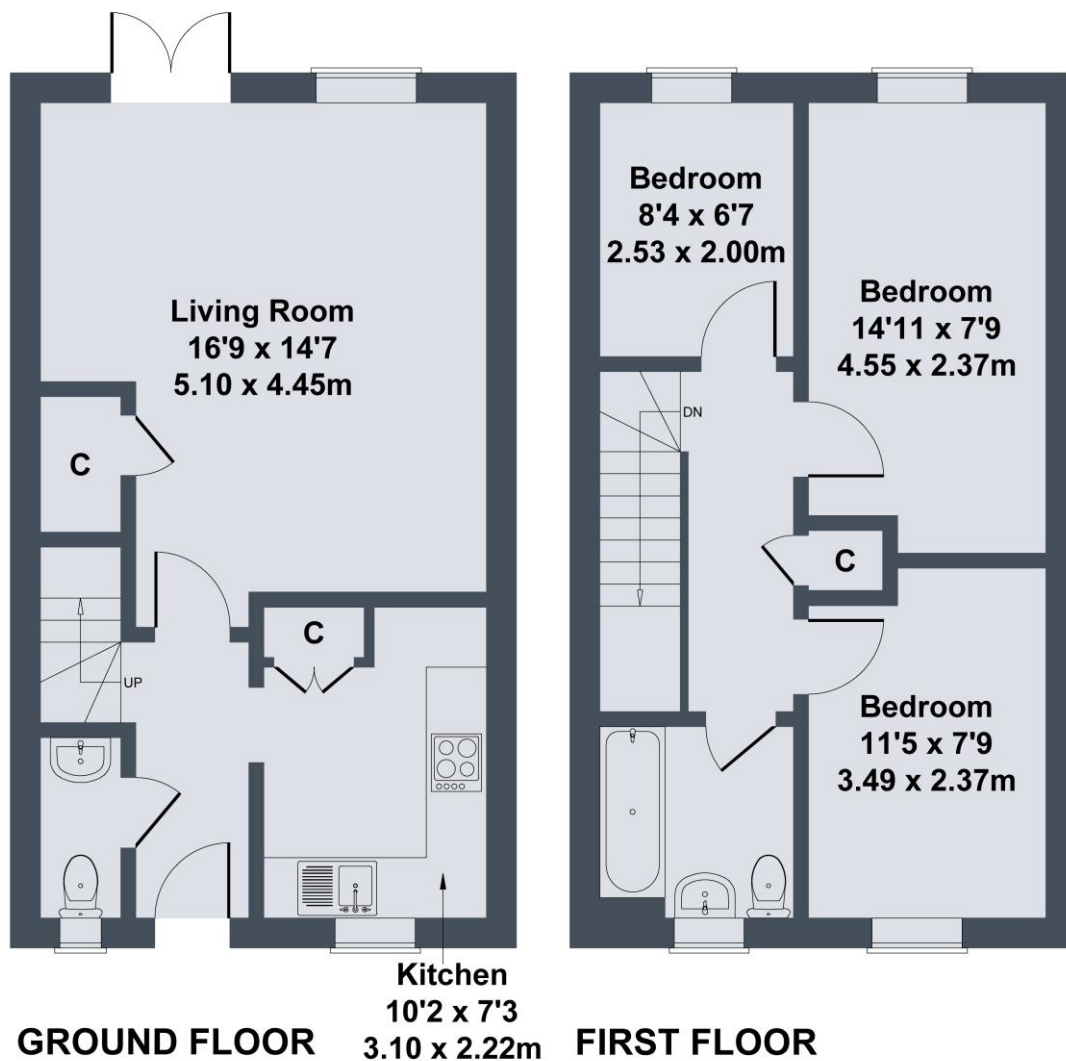
**External**

The property sits in a quiet location set well back from the road. There is an allocated parking space.

The rear garden borders mature woodland. It is mainly lawned and has a patio seating area.



36 Maple Avenue, Colburn, DL9 4RS



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.

Produced by Potterplans Ltd. 2026