





SHAWGILLS

TUNSTALL ROAD, CATTERICK VILLAGE, DL10 7LX

£385,000

FREEHOLD

Occupying a Large Secluded Site, this Detached House along with One Bedroom Annexe enjoys a tucked away location on the edge of this easily accessible village. Entrance Hall, Lounge, Dining Room, Kitchen/Breakfast Room, Conservatory, Snug Lounge/Bedroom 4, 3 Bedrooms, 2 Shower Rooms, Attached One Bedroom Annexe, Ample Parking, Garden, Air Source Solar Central Heating, UPVC Double Glazing. Council Tax Band E. EER tbc.

NORMAN F.BROWN

Est. 1967

SHAWGILLS

• HALF ACRE SECLUDED SITE • 3 BEDROOMS PLUS ONE BEDROOM ANNEXE • EASILY ACCESSIBLE EDGE OF VILLAGE LOCATION • AIR SOURCE SOLAR PANEL CENTRAL HEATING • UPVC DOUBLE GLAZING • LARGE WORKSHOP/GARAGE • AMPLE PARKING





DESCRIPTION

Occupying a Large Secluded Site, this Detached House along with One Bedroom Annexe enjoys a tucked away location on the edge of this easily accessible village. Entrance Hall, Lounge, Dining Room, Kitchen/Breakfast Room, Conservatory, Snug Lounge/Bedroom 4, 3 Bedrooms, 2 Shower Rooms, Attached One Bedroom Annexe, Ample Parking, Garden, Air Source Solar Central Heating, UPVC Double Glazing. Council Tax Band E. EER tbc.

ENTRANCE HALL

Laminate floor, radiator, storage cupboard, stairs to first floor. Doors to Kitchen, Lounge, Snug Lounge/Bedroom 4 and Shower Room/WC. Double glazed external door to front. Double glazed window to front.

LOUNGE

Coving, dado rail, laminate floor, wood burning stove with brick surrounds, radiator. Double glazed window to rear. Doors to Entrance Hall and Dining Room.

KITCHEN/BREAKFAST ROOM

Tiled surrounds, stainless steel one and a half bowl sink unit with mixer tap, laminate work surfaces, fitted cupboards and drawers, built in electric oven and 4 ring ceramic hob with stainless steel extractor hood, fridge/freezer space, two washing machine spaces, space for dishwasher, electric wall heater, 2 radiators. Double glazed windows to front and side. Doors to Entrance Hall and Dining Room.

DINING ROOM

Dado rail, coving, laminate floor, radiator. Double glazed window to rear. Single glazed window to Conservatory. Doors to Lounge, Kitchen and Conservatory.

SNUG LOUNGE /BEDROOM 4

Coving, laminate floor, radiator, wardrobe recess. Double glazed patio doors to rear. Door to Entrance Hall.

CONSERVATORY

Ceramic tiled floor. Double glazed windows to front, side and rear. Double glazed double doors to front. Single glazed window to Dining Room. Door to Dining Room.

SHOWER ROOM/WC

Tiled surrounds, pedestal wash hand basin, disability shower cubicle with electric shower, wc, radiator. Double glazed window to front. Door to Entrance Hall.

LANDING

Doors to Bedrooms and Shower Room/WC.

BEDROOM 1

Laminate floor, radiator. Double glazed windows to front and rear. Door to Landing.

BEDROOM 2

Stainless steel sink unit with laminate work top and fitted cupboards, radiator, laminate floor. Double glazed window to rear. Door to Landing.

BEDROOM 3

Laminate floor, radiator. Double glazed window to rear. Door to Landing.

SHOWER ROOM/WC

Tiled surrounds, pedestal wash hand basin, shower cubicle, wc, radiator, airing cupboard containing insulated hot water cylinder, loft hatch. Double glazed window to front. Door to Landing.

OUTSIDE

Attached Annexe comprising:

Lounge

Laminate floor, radiator. Double glazed double doors to side. Doorway to Inner Hall.

Kitchen/Dining Room

Tiled surrounds, stainless steel single drainer sink unit, laminate work surfaces, fitted cupboards, electric cooker point, stainless steel extractor hood, plumbing for washing machine, tumble dryer space, plumbing for dishwasher, fridge space, laminate floor, radiator. Double glazed windows to side and rear. Door to Inner Hall. Double glazed external doors to side and rear.

Inner Hallway

Storage cupboard, laminate floor. Doors to Kitchen, Bedroom and Shower Room/WC. Doorway to Lounge.

Bedroom

Laminate floor, wardrobe recess, radiator. Double glazed window to side. Door to Inner Hall.

Shower Room/WC

Tiled surrounds, pedestal wash hand basin, shower cubicle, wc, chrome heated towel ladder, ceramic tiled floor. Double glazed window to side. Door to Inner Hall.

Total site area 1/2 acre

Garden, Ample Parking.
Large Garage/Workshop
30'0" x 50'0" (9.14m x 15.24m)
Power connected.

SERVICES

Mains electricity and water. Septic tank drainage. Solar panel air source central heating.

GENERAL INFORMATION

Viewing - By appointment with Norman F. Brown.

Tenure - Freehold. The title register is NYK 75073. The occupant of the annexe pays £120 per week.

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 – 18842234

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.

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.

SHAWGILLS















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ADDITIONAL INFORMATION

Local Authority – North Yorkshire Council

Council Tax – Band E

Viewings – By Appointment Only

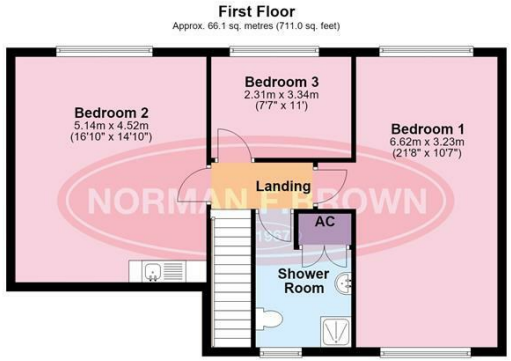
Floor Area – 2270.00 sq ft

Tenure – Freehold



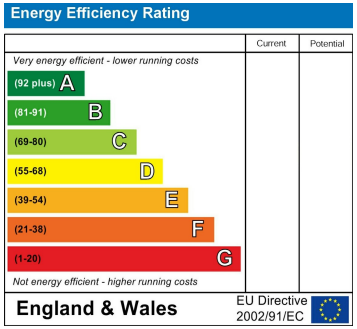








Total area: approx. 211.0 sq. metres (2270.8 sq. feet)



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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