



2 DANBY STREET

CATTERICK GARRISON, DL9 4JX

£122,250
FREEHOLD

A Pleasantly Situated End Terraced House with open aspect front aspect, ideal for the first time buyer or buy to let investor. Entrance Hall, Lounge, Kitchen/Dining Room, 2 Double Bedrooms, Bathroom/WC, Off Street Parking for One Car, Front and Rear Gardens, Outside Store, Gas Central Heating, UPVC Double Glazing. Council Tax Band A. EER D58. NO ONWARD CHAIN.

NORMAN F. BROWN

Est. 1967

2 DANBY STREET

- 2 DOUBLE BEDROOMS • PLEASANTLY LOCATED WITH OPEN ASPECT • OFF STREET PARKING • GAS CENTRAL HEATING • UPVC DOUBLE GLAZING • NO ONWARD CHAIN



DESCRIPTION

A Pleasantly Situated End Terraced House with open aspect front aspect, ideal for the first time buyer or buy to let investor. Entrance Hall, Lounge, Kitchen/Dining Room, 2 Double Bedrooms, Bathroom/WC, Off Street Parking for One Car, Front and Rear Gardens, Outside Store, Gas Central Heating, UPVC Double Glazing. Council Tax Band A. EER D58. NO ONWARD CHAIN.

ENTRANCE HALL

Cupboard containing fuse board, radiator. Doors to Lounge and Kitchen/Dining Room. External door to front with double glazed panel.

LOUNGE

Picture rail, gas fire with central heating back boiler and marble hearth, radiator. Double glazed window to rear. Door to Entrance Hall.

KITCHEN/DINING ROOM

Tiled surrounds, stainless steel single drainer unit, laminate work surfaces, fitted cupboards and drawers, gas and electric cooker points, plumbing for washing machine, fridge/fridge space, wall extractor fan, radiator, walk in cupboard. Double glazed windows to front and side. Doors to Entrance Hall and Rear Hall. External door to side.

LANDING

Airing cupboard with hot water cylinder and immersion heater, loft hatch. Doors to Bedrooms and Bathroom.

BEDROOM 1

Picture rail, built in wardrobe and cupboard, radiator. Double glazed windows to rear. Door to Landing.

BEDROOM 2

Built in wardrobe, radiator. Double glazed window to front. Door to Landing.

BATHROOM/WC

Tiled surrounds, wash hand basin, panelled bath with electric shower over, extractor fan, wc, radiator. Double glazed window to side. Door to Landing.

OUTSIDE

Front Garden

Lawn, canopy over front door, light, tarmac driveway for one car.

To the side

Light, gas and electric meter boxes, gate.

South East Facing Rear Garden

Artificial grass, raised beds with slate chippings, brick built store.

SERVICES

Mains electricity, gas, water and drainage.

GENERAL INFORMATION

Viewing - By appointment with Norman F. Brown.

Tenure - Freehold. The title register is NYK 282981.

Service charge of £447.88 per annum for the contribution towards the maintenance of the communal areas (4/2026 - 3/2027 figure).

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 – 17638376

Particulars Prepared – August 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

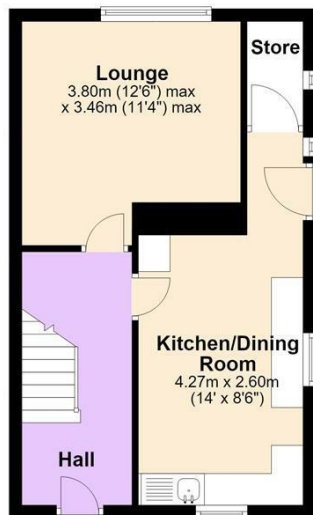
A life assurance policy may be required. Written quotation available upon request.

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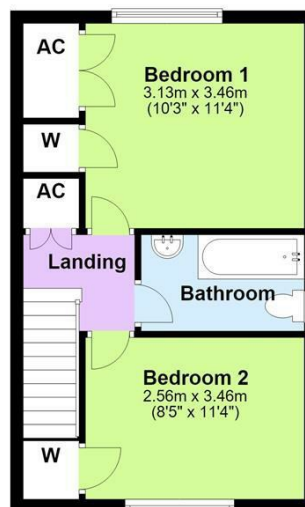
Ground Floor

Approx. 38.8 sq. metres (417.2 sq. feet)



First Floor

Approx. 33.4 sq. metres (359.7 sq. feet)



Total area: approx. 72.2 sq. metres (776.9 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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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Est. 1967