62 MOWBRAY ROAD

CATTERICK VILLAGE, DL10 7LB

£160,000

FREEHOLD

An Well Proportioned Mature Semi Detached Family House enjoying a corner site position within this popular village. Requires complete modernisation. Entrance Hall, Lounge, Dining Room, Kitchen, Rear Hall, Side Porch, WC, Store Room, 3 Bedrooms, Bathroom/WC, Front and Rear Gardens, Gas Fired Central Heating, UPVC Double Glazing. Council Tax Band B. EER D60. NO ONWARD CHAIN.

NORMAN F.BROWN

Est. 1967

62 MOWBRAY ROAD

• 3 BEDROOMS • MATURE WELL PROPORTIONED HOUSE • REQUIRES COMPLETE MODERNISATION • CORNER SITE POSITION • GAS CENTRAL HEATING • UPVC DOUBLE GLAZING • NO ONWARD CHAIN

DESCRIPTION

An Well Proportioned Mature Semi Detached Family House enjoying a corner site position within this popular village. Requires complete modernisation. Entrance Hall, Lounge, Dining Room, Kitchen, Rear Hall, Side Porch, WC, Store Room, 3 Bedrooms, Bathroom/WC, Front and Rear Gardens, Gas Fired Central Heating, UPVC Double Glazing. Council Tax Band B. EER D60. NO ONWARD CHAIN.

ENTRANCE HALL

Understairs storage cupboard containing gas meter, radiator. Upvc double glazed window to side Composite external door to front with double glazed panels. Doors to Lounge, Dining Room and Kitchen.

LOUNGE

Radiator, gas fire with central heating back boiler. Upvc double glazed window to rear.

DINING ROOM

Radiator. Upvc double glazed window to front.

KITCHEN

Tiled surrounds, stainless steel one and a half bowl sink unit, laminate work surfaces, fitted cupboards and drawers, electric cooker space, fridge space, plumbing for washing machine, electric meter. Upvc double glazed window to side. Doors to Entrance Hall and Rear Hall.

REAR HALL

Doors to Kitchen, Side Porch and WC.

WC

Wash hand basin, wc. Door to Rear Hall. Single glazed window to side.

SIDE PORCH

Upvc double glazed windows. Upvc double glazed external door to front. Door to Rear Hall with single glazed panel. Doorway to Store Room.

STORE ROOM

Doorway to Side Porch. Single glazed window to side.

LANDING

Loft hatch, radiator. Doors to Bedrooms and Bathroom/WC. Upvc double glazed window to side.

BEDROOM 1

Radiator, built in wardrobe. Door to Landing. Upvc double glazed window to rear.

BEDROOM 2

Radiator, built in wardrobe. Door to Landing. Upvc double glazed window to front.

BEDROOM 3

Radiator. Door to Landing. Upvc double glazed window to front.

BATHROOM/WC

Tiled surrounds, pedestal wash hand basin, panelled bath with electric shower, wc, airing cupboard with hot water cylinder. Door to Landing. Upvc double glazed window to rear.

OUTSIDE

Front Garden
Lawn enclosed by hedging.

Small Rear Garden
Lawn, patio.

SERVICES

Mains electricity, gas, water and drainage.

GENERAL INFORMATION

Viewing - By appointment with Norman F. Brown.

Tenure - Freehold. The title register is NYK 25193.

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 – 18811818

Particulars Prepared – June 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:

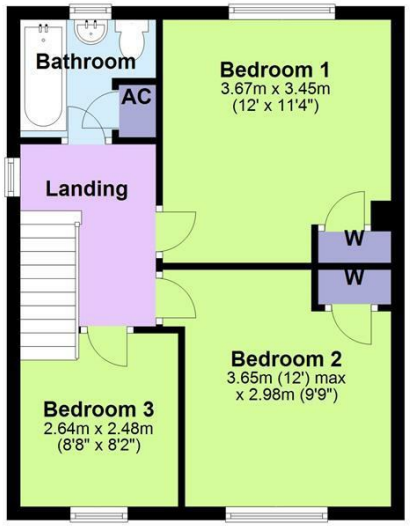
- Verify the identity of all buyers
- Check the Politically Exposed Persons and
- Check the Sanctions registers.
- Verify proof of and source of funds for the purchase - What form that takes depends on your position, but we ultimately need you to provide to us (in the office or via email) evidence of 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.

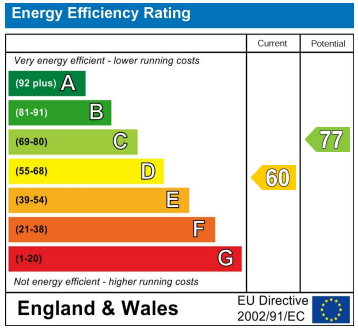
62 MOWBRAY ROAD

Ground Floor
Approx. 52.5 sq. metres (564.7 sq. feet)

First Floor
Approx. 43.9 sq. metres (472.5 sq. feet)



Total area: approx. 96.4 sq. metres (1037.2 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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