



4 Francis Drive, Brough with St Giles

Offers in The Region of £187,500

Located on this popular and established development, which is conveniently positioned to access the A1 as well as Catterick Garrison, this three bedrooomed semi detached property is well presented throughout and will appeal to a range of Buyers. To the ground floor is a living room and a dining kitchen, whilst to the first floor are three bedrooms and a bathroom. Externally to the front is off road driveway parking, whilst to the rear is a lovely lawned garden with planted borders and a shed.

Offered to the market CHAIN FREE, an early inspection is strongly recommended!

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Entrance Hall:

Accessed via a part glazed door, the welcoming hallway provides space for coats and shoes and has a radiator.

Living Room:

A lovely space for relaxing, the focal point of the room is the fireplace housing a log burner style electric fire. There is a window overlooking the front of the property, a radiator, a TV point and a glazed door to the dining kitchen.



Dining Kitchen:

Comprising a range of wall and base units under complimenting countertops, integrated is a stainless steel sink with drainer, an electric oven, a gas hob with an extractor fan over, plumbing for a washing machine and space for a fridge freezer.



There is a window overlooking the rear garden and a pair of patio doors. The kitchen provides ample space for a family dining table and has an understairs cupboard. The gas central heating boiler (July 2025) is located in the kitchen.



First Floor Landing:

With an airing cupboard and loft access. The loft space is part boarded.

Bedroom 1:

A double bedroom with built in wardrobes, a radiator and a window to the front of the property.



Bedroom 2:

With a radiator and a window overlooking the rear of the property.



Bedroom 3:

With a radiator and a window overlooking the rear of the property.



Bathroom:

Comprising a white three piece suite; a sink unit with storage, a wc and a panelled bath with a glass screen and an electric shower over. With a frosted window to the side of the property, an extractor fan and a heated towel rail.



External:

To the front of the property is off road driveway parking, whilst to the rear is a lovely lawned garden with planted borders and a shed. A side gate leads to the driveway.

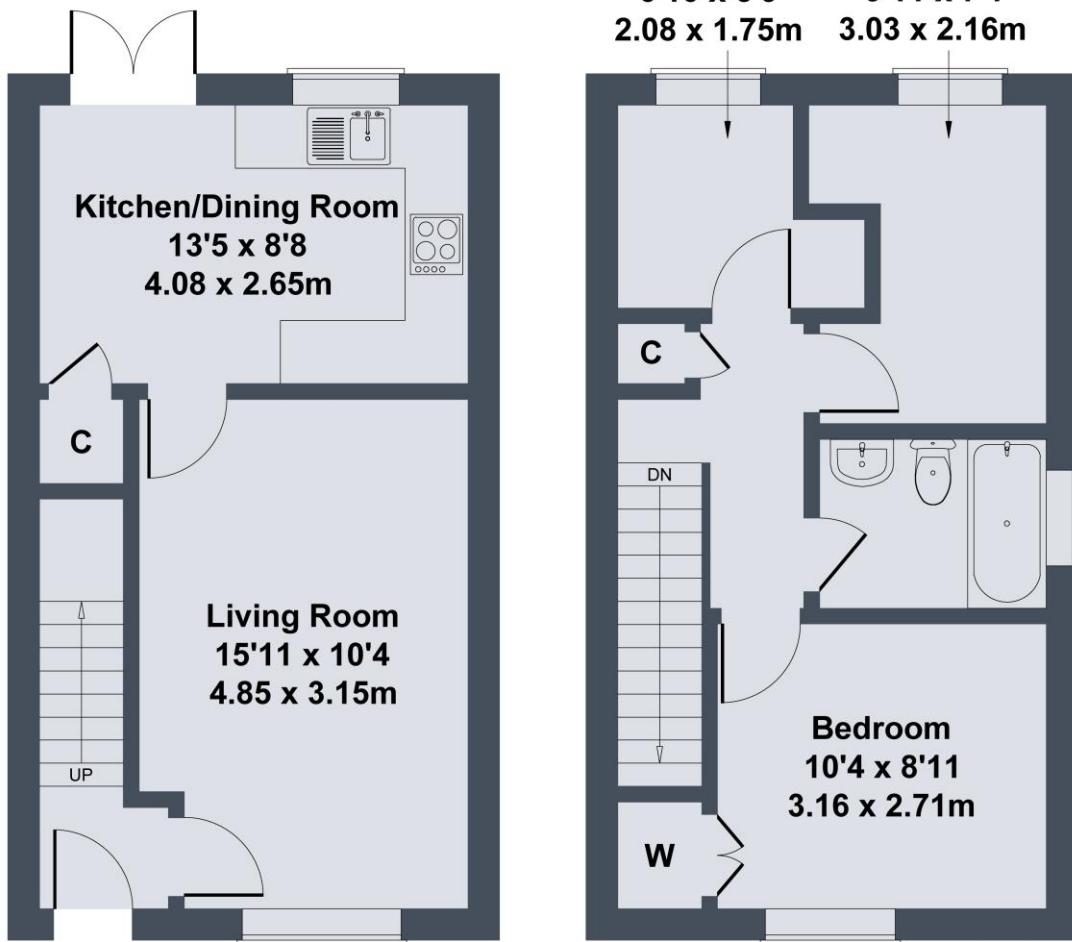


Additional Information

The postcode is DL9 4XQ, the Council Tax Band is C.

The windows are upvc double glazed and are under warranty.

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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.

Produced by Potterplans Ltd. 2026

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.