



42 Brough Meadows, Catterick Village, Yorkshire, DL10 7NX  
Asking price £185,000





### ENTRANCE VESTIBULE

UPVC door with UPVC glass inserts leading into the entrance vestibule. Ceiling light and door to lounge.

### LOUNGE 6.559 max x 3.036 max (21'6" max x 9'11" max)

UPVC Picture window to front, two central heating radiators, TV and telephone points. Feature stone fireplace with inset stone hearth (currently not in use blocked off but could be ideal for a coal effect gas fire /stove subject to fittings and regulations). Ceiling coving and doors to; kitchen/diner and inner hall

### KITCHEN / DINING ROOM 5.689 x 2.921 (18'7" x 9'6")

One and half sink unit fed by mixer tap, fitted with a range of base, drawer and wall units with work top surfaces. Gas cooker recess, plumbing for automatic washer, tiling to splash areas, central heating radiator, UPVC window and stable door to side. Floor standing BAXI Gas boiler.

Dining area:

UPVC window to rear, central heating radiator, door to inner hall.

### INNER HALL

Door to Bedrooms 1, 2 and Bathroom/w.c, loft hatch and built in cupboard housing cylinder tank with shelving.

### BEDROOM 1 3.641 x 2.916 (11'11" x 9'6")

UPVC window to front, central heating radiator, TV Point, ceiling coving and built in triple wardrobes with above storage.

### BEDROOM 2 2.92m x 2.747m (9'6" x 9'0")

UPVC window to side, central heating radiator, ceiling coving and built in double wardrobe

### BATHROOM/W.C

Three piece suite comprising; panelled bath, pedestal hand basin, low level w.c. tiling to walls, heated chrome towel rail and UPVC window to rear with leaded light film.

### EXTERNALLY

The property sits on a corner plot, having a small stone wall to the front which curves round the perimeter of the plot. Lawned garden to the front and side (LHS) with well established flower and shrub beds. To the RHS of the property is a feature garden with gravelled area having a blossom tree and the potential for a vegetable plot. Hard standing area with timber shed.

To the rear is a path for maintenance of the property.

Hardstanding driveway leading to the garage.

### GARAGE

Detached single garage with up and over door and power.

