





£125,000

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42 Hambleton Road  
Catterick Garrison  
DL9 4HT

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### EPC Rating D

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**ENTRANCE HALL** Double glazed front door and stairs to first floor. Useful understairs storage area

**LOUNGE** 14' 5" x 11' 3" (4.40m x 3.44m) double glazed window and radiator front and rear

**KITCHEN** 14' 4" x 8' 4" (4.39m x 2.56m) Range of white wall and floor units incorporating stainless steel sink unit and coordinating work surfaces. Tiled surround, plumbing for automatic washing machine and space for cooker. Two double glazed windows and radiator. Space for fridge freezer.

**LANDING** double glazed window and radiator.

**BEDROOM 1** 14' 4" x 10' 1" (4.39m x 3.09m) Two double glazed windows, built in wardrobe and radiator.

**BEDROOM 2** 14' 4" x 6' 4" (4.38m x 1.94m) Two double glazed windows and a radiator. Built in

**\*\*TWO BED SEMI DETACHED HOME\*\*** Located within close proximity to local shops, schools and amenities, ideal for a professional couple or small family.  
Property comprises entrance hallway, spacious living room, fully fitted kitchen, to the first floor are two double bedrooms and a family bathroom.  
Gardens to the front and rear. Driveway allowing off street parking. Single garage located in a separate block. Viewing is recommended as this property is sure to sell quickly

wardrobes .

**BATHROOM** White suite comprising : Bath with shower over, wash hand basin in vanity unit and low level wc. Tiled surround, double glazed window and chrome heated towel rail.

**FRONT GARDEN** lawn area and driveway allowing off street parking.

**REAR GARDEN** Generous size lawn area with shrubbery and enclosed fencing

**GARAGE** Single garage, located in a separate block with up and over door

Tenure: Freehold

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Council Tax Band

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Local Authority:

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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 are advised to recheck the measurements

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## Sales Office

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## Contact Us

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## Opening Hours

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