



5 CHURCHILL DRIVE BROUGH ST GILES, NORTH YORKSHIRE, DL9 4XR

A MODERN THREE STOREY SEMI DETACHED FAMILY HOUSE ON THE EDGE OF CATTERICK GARRISON WITH ATTACHED DOUBLE GARAGE (HAVING EXTENSION POTENTIAL SUBJECT TO CONSENTS).

Entrance Hall, Cloakroom/WC, Kitchen, Lounge/Dining Room, 4 Bedrooms. En-Suite Shower, Dressing Room, Family Bathroom/WC, Double Garage, Front and Rear Gardens, Driveway, UPVC Double Glazing, Gas Fired Central Heating. NO FORWARD CHAIN. EER C72.

Offers in the Region of £210,000





5 Churchill Drive

Brough St Giles, Catterick Garrison, North Yorkshire, DL9 4XR

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The Accommodation comprises:

ENTRANCE HALL

Oak effect laminate floor, radiator, alarm panel and sensor. External door with double glazed panel to front. Doors to Cloakroom/WC, Kitchen and Lounge/Dining Room.

CLOAKROOM/WC

Radiator, pedestal wash hand basin, low level WC, toilet roll holder, extractor fan, fuse board. Door to Entrance Hall.

KITCHEN

3.84m x 2.46m (12'7" x 8'1"). Tiled surrounds, stainless steel single drainer sink unit with mixer tap, laminate worktops, beech effect cupboards and drawers with chrome handles, built-in electric oven, stainless steel four ring gas hob, concealed gas fired boiler (installed in 2018), radiator, extractor hood, halogen light fittings, plumbing for washing machine and dishwasher, fridge space. UPVC double glazed bay window to front. Door to Entrance Hall.

LOUNGE/DINING ROOM

5.04m x 4.56m (16'6" x 15"). Oak effect laminate floor, radiator, coal effect electric fire, storage cupboard. UPVC double glazed window to rear. UPVC double glazed double doors to Rear Garden. Door to Entrance Hall.

FIRST FLOOR

LANDING

Radiator, airing cupboard with hot water cylinder and immersion heater. Doors to Bedroom 2, Bedroom 3, Bedroom 4 and Family Bathroom/WC.

BEDROOM 2

3.83m x 2.52m (12'7" x 8'3"). Built-in wardrobe, radiator, ceiling halogens. UPVC double glazed window to front. Door to Landing.

BEDROOM 3

3.05m x 2.52m (10' x 8'3"). Built-in wardrobe, radiator, ceiling halogen. UPVC double glazed window to rear. Door to Landing.



BEDROOM 4

2.66m x 1.94m (8'9" x 6'4") (maximum measurements). Built-in wardrobe, radiator, ceiling halogen. UPVC double glazed window to front. Door to Landing,

FAMILY BATHROOM/WC,

Half tiled walls, panelled bath with shower attachment, wash hand basin with cupboards below, low level WC, radiator, extractor fan, electric shaver point. UPVC double glazed window to rear. Door to Landing.

SECOND FLOOR

BEDROOM 1

5.17m x 4.56m (17' x 15') (maximum measurements). Two radiators, beech effect bedroom furniture and built-in wardrobes, ceiling LED lights, access to loft hatch, storage cupboards. UPVC double glazed window to front. Door to Landing. Archway to Dressing Room.

DRESSING ROOM

Double glazed velux window to rear. Archway to Bedroom. Door to En-Suite Shower Room/WC.

EN-SUITE SHOWER ROOM/WC

Tiled surrounds, shower cubicle with aquaboard panels, wash hand basin with cupboards below, low level WC, radiator, extractor fan, electric shaver point. Door to Dressing Room. Double glazed velux window to rear.

OUTSIDE

ATTACHED DOUBLE GARAGE TO SIDE

5.11m x 5.33m (16'9" x 17'6"). Power connected, up and over door, hipped roof with rafter storage. Potential to extend the living accommodation into the garage subject to consents.

FRONT GARDEN

Shrubs, gas and electric meter boxes, outside courtesy light.

REAR GARDEN

Lawn, patio.

GENERAL INFORMATION

Viewing - By appointment with Norman F. Brown.

Tenure - We understand that the property is Freehold, although we have not verified this by sight of the Title Deeds.

Local Authorities - Richmondshire District Council -
Tel: (01748) 829100.
North Yorkshire County Council -
Tel: (01609) 780780.

Property Reference - 13585

Particulars Prepared - September 2021

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.

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SURVEY & VALUATION

A range of valuation/survey services is available for all property transactions including sale, purchase, mortgage, probate etc.

FREE IMPARTIAL MORTGAGE ADVICE

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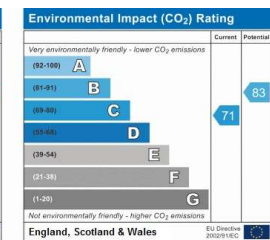
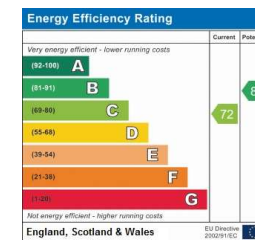
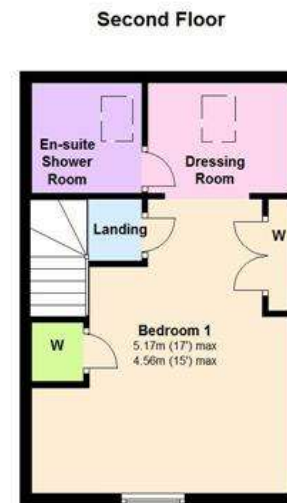
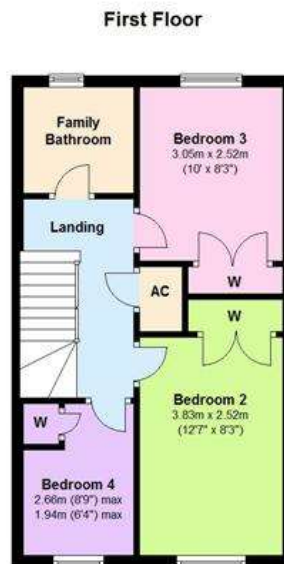
Mortgage Referral Arrangement

In accordance with Compliance with the Consumer Protection from Unfair Trading Regulations 2008, we declare that we routinely refer potential purchasers to L&C (London & Country Mortgages Ltd) for free mortgage advice. It is your decision whether you choose to deal with L&C. Should you decide to use L&C you should know that we would receive a referral fee of 25% of any payment they receive from lenders and insurers for the services they provide to you.

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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