



## 28 Hambleton Road, Catterick Garrison

Offers in the region of £128,000

Located on this very popular development, conveniently positioned for all local amenities, this two bedroomed end terraced house will appeal to a range of buyers including first time buyers and investors. To the ground floor there is a living room and a kitchen, with the first floor having two bedrooms and a bathroom. Externally there is driveway parking and a garden. Being offered to the market CHAIN FREE, an early inspection is recommended.

52 Richmond Road, Catterick Garrison, North Yorkshire, DL9 3JF

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## **Entrance Hall:**

Accessed through a part glazed door, the hallway has a useful understairs storage cupboard.

## **Living Room:**

3.8m x 3.4m

With a radiator, a TV point and a window overlooking the rear garden.



## **Kitchen:**

4.2m x 2.6m

A generous kitchen fitted with a range of wall and base units with complimenting countertops. Integrated into the units are a gas hob and an electric oven with an extractor over. There is plumbing for a washing machine, a radiator and two windows.



## **Rear Lobby:**

Providing useful storage space and having a door to the garden.

## **First Floor Landing:**

With loft access and airing cupboard.

## **Bedroom:**

3.5m x 3.1m

A double bedroom with fitted wardrobes, a radiator and a window overlooking the rear garden.



## **Bedroom:**

3.4m x 2.5m

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



### **Bathroom:**

2.5m x 1.5m

Fitted with a white suite that comprises a bath with an electric shower over, a WC and a wash hand basin. There is a radiator and a window to the side of the property.



### **External**

The property is set back from the road behind a lawned garden and a driveway providing off street parking.



The rear garden is lawned and has a patio seating area. There is a useful garden store.



### **Additional Information**

The postcode is DL9 4HT and the Council Tax Band is B.

The Worcester gas fired boiler is located in the rear lobby.

There is an annual maintenance charge currently £52.97 per month. This covers the maintenance of the communal grassed areas and the upkeep of the roads and street lighting.

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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. 2023

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.