



## 2 St Cuthberts Close, Colburn, Catterick Garrison

£165,000

Forming part of this very popular development conveniently positioned for the centre of Catterick Garrison and its amenities, this nicely presented three bedroomed mid terraced property will appeal to a range of buyers. To the ground floor there is an open plan living space and a cloakroom. The first floor features two bedrooms and the bathroom, with the second floor having a large master bedroom. Externally there is driveway parking and a South facing garden. Being offered to the market CHAIN FREE, an early inspection is strongly recommended!

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

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### **Entrance Hall:**

With a radiator and stairs to the upper floors.

### **Cloakroom:**

Fitted with a WC and a wash hand basin.

### **Open Plan Living Area:**

A great space, perfect for modern living.



The **Kitchen** is fitted with a range of modern wall and base units with complimenting countertops that also create a breakfast bar dining area. Integrated into the units are a gas hob and an electric oven with an extractor over, a fridge, a freezer and a washing machine. There is a upvc double glazed window to the front of the property and useful under stairs storage cupboards.



The **Living Room** provides a relaxing seating area and has an ornamental fireplace, a TV point, two radiators and a pair of doors out to the South facing garden.



### **Bedroom:**

A double bedroom with a radiator, a range of fitted furniture and a upvc double glazed window overlooking the rear garden.



### **Bedroom:**

With a radiator and two upvc double glazed windows.

### **Bathroom:**

Fitted with a modern white suite that comprises a bath with a shower over, a WC and a wash hand basin.



### **Second Floor Landing:**

With a useful storage cupboard.

### **Master Bedroom:**

A large double bedroom which features a range of fitted furniture including drawer units and wardrobes. There is a radiator and roof windows to the front and rear of the property.



### **External**

The property sits back from the road behind a driveway providing off street parking for one car.

The South facing rear garden enjoys the sun throughout the day. It is mainly lawned and has a paved seating area and a timber shed. There is a timber gate to the rear for access.



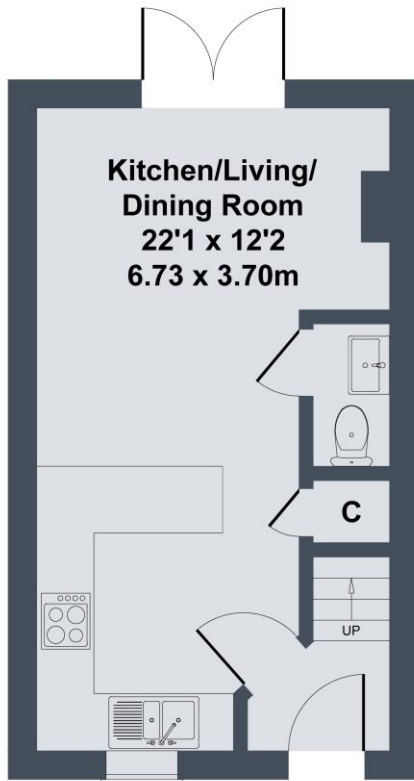
### **Additional Information**

The postcode is DL9 4NF and the Council Tax Band is C.

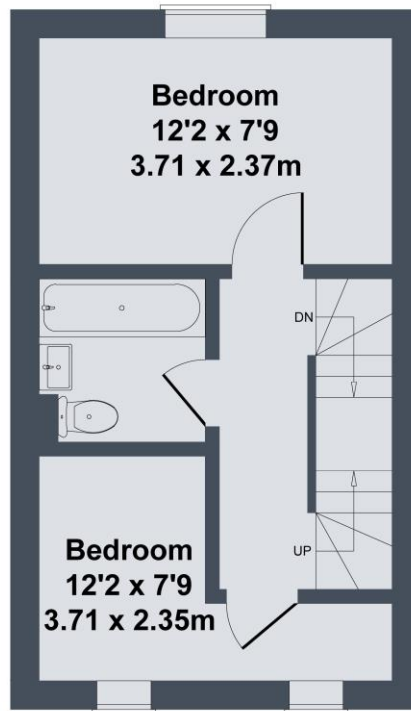
The gas central heating boiler is located in the kitchen.



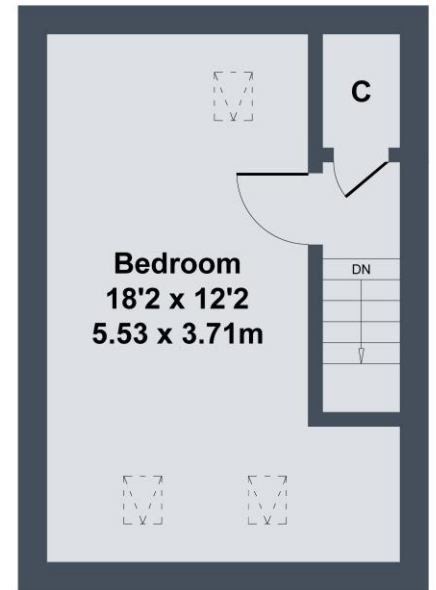
**2 St. Cuthberts Close, Colburn, DL9 4WF**



**GROUND FLOOR**



**FIRST FLOOR**



**SECOND 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. 2024

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.