



## 17 St. Oswalds Close, Catterick Garrison

Offers in the region of £195,000

Sitting in a quiet cul de sac position, this most impressive semi detached house is beautifully presented throughout and will appeal to a range of buyers. Finished to a particularly high standard there is a living room, a fantastic kitchen and a garden room to the ground floor, with three bedrooms and a well appointed bathroom to the first floor. Externally there is driveway parking, a car port and a well tended South facing garden. An early viewing is a must!

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

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## **Entrance Hall:**

Accessed through a part glazed upvc door and having wooden flooring and stairs to the first floor.

## **Living Room:**

A bright room having a upvc double glazed window to the front of the property. There is a TV point, a radiator and a useful understairs cupboard. The central focus of the room is the contemporary styled wall mounted electric fire.



## **Dining Kitchen:**

Fitted with a generous range of cream coloured wall and base units with soft close fittings and solid wood countertops that also create a breakfast bar dining area. Integrated into the units are a gas range cooker, with an extractor over.



There is plumbing for a washing machine and dishwasher, space for a fridge freezer, under pelmet lighting and a upvc double glazed window.



## **Garden Room:**

A fantastic addition, creating a great space for relaxing and enjoying the garden. The high vaulted ceiling gives a real feeling of light and space and there is a radiator and a pair of doors that open out to the garden.



## **First Floor Landing:**

With loft access via a drop down ladder. The loft is partially boarded.

## **Bedroom:**

A double bedroom with fitted wardrobes, a radiator and a upvc double glazed window.





**Bedroom:**

With fitted units, a radiator and a upvc double glazed window.



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**Bathroom:**

The very impressive bathroom is fitted with a modern suite that comprises a bath with a waterfall style tap and a dual headed shower over. There is a WC and a wash hand basin set into a vanity unit, a storage cupboard, a heated towel rail, low level lighting and a upvc double glazed window.



**External**

The property sits in an elevated position behind a block paved driveway. To the side there is a covered driveway and a gate which leads to the rear of the property.

The very well tended South facing rear garden enjoys the sun throughout the day. It is mainly lawned with well stocked borders and a raised decked seating area.



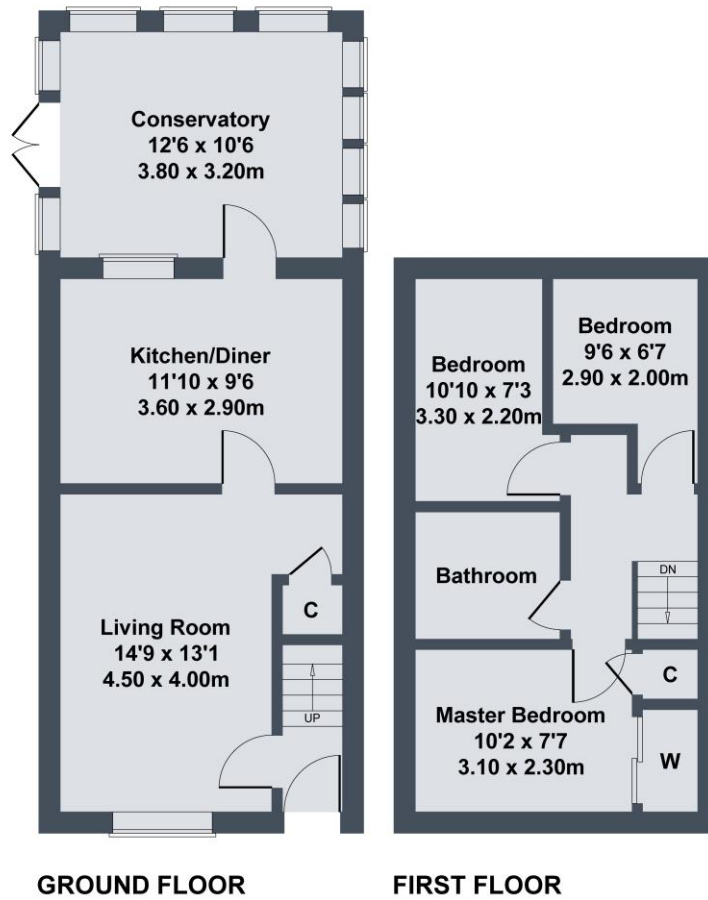
**Additional Information**

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

The property has the benefit of gas central heating.



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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.