



## 12 Pallett Hill, Catterick Village

Offers in The Region of £280,000

Sitting on a large corner plot in a cul de sac location in the popular Catterick Village, this three/four bedroomed property provides generous living accommodation and makes a fantastic family home. To the ground floor is a living room, a dining kitchen, a utility room, a conservatory and a playroom/additional bedroom, whilst to the first floor are three bedrooms and a shower room. Externally to the front is off road driveway parking, whilst to the rear is a large wrap around garden with a covered seating area and a shed, which enjoys the sun all day. Offered to the market CHAIN FREE, an early inspection is strongly recommended!

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

# 12 Pallett Hill

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## **Entrance Porch:**

Accessed via a part glazed composite front door, the porch provides space for coats and shoes and has a glazed panel.

## **Living Room:**

A lovely space for relaxing as a family, the focal point of the room is the pine surround which is tiled and houses an electric fire. The fireplace has previously housed a log burning stove, which could be reinstated if desired. There is a window overlooking the front of the property and a door to the dining kitchen.



## **Dining Kitchen:**

Comprising a range of wall and base units under complimenting countertops and tiled splashbacks, integrated is a fridge freezer, a dishwasher and a stainless steel sink with drainer. There is an electric range cooker with a stainless steel upstand and an extractor hood. A window overlooks the rear garden and there are doors to the conservatory and utility room, stairs lead to the first floor.



The kitchen provides ample space for a family dining table and has a radiator.



## **Utility Room:**

With plumbing for a washing machine, space for a tumble drier and a window and door to the rear garden.

## **Family Room/Playroom/Bedroom 4:**

Providing additional and versatile living space, to be used as required. There are windows to the front and side of the property and a radiator.

## **Conservatory:**

Fully upvc double glazed, with a door to the rear garden and a radiator, the conservatory provides a perfect space for enjoying the views of the garden.



## **First Floor Landing:**

With loft access and two cupboards, one of which houses the hot water tank. The loft is boarded.

**Bedroom 1:**

A double bedroom with a window overlooking the front of the property, a TV point and a radiator.



**Bedroom 2:**

A second double bedroom with a window overlooking the garden, a TV point and a radiator.



**Bedroom 3:**

With a radiator and a window to the front of the property.

**Bathroom:**

Comprising a wc, a pedestal sink, a large cubicle with an electric shower, a radiator, panelled walls and two frosted windows to the rear of the property.



**External:**

To the front of the property is generous off road driveway parking, whilst to the rear is a large garden which is part lawned and part terraced, surrounded by mature shrubbery and with a covered seating area and a shed. The garden is fully enclosed, a side gate leads to the driveway.



**Additional Information:**

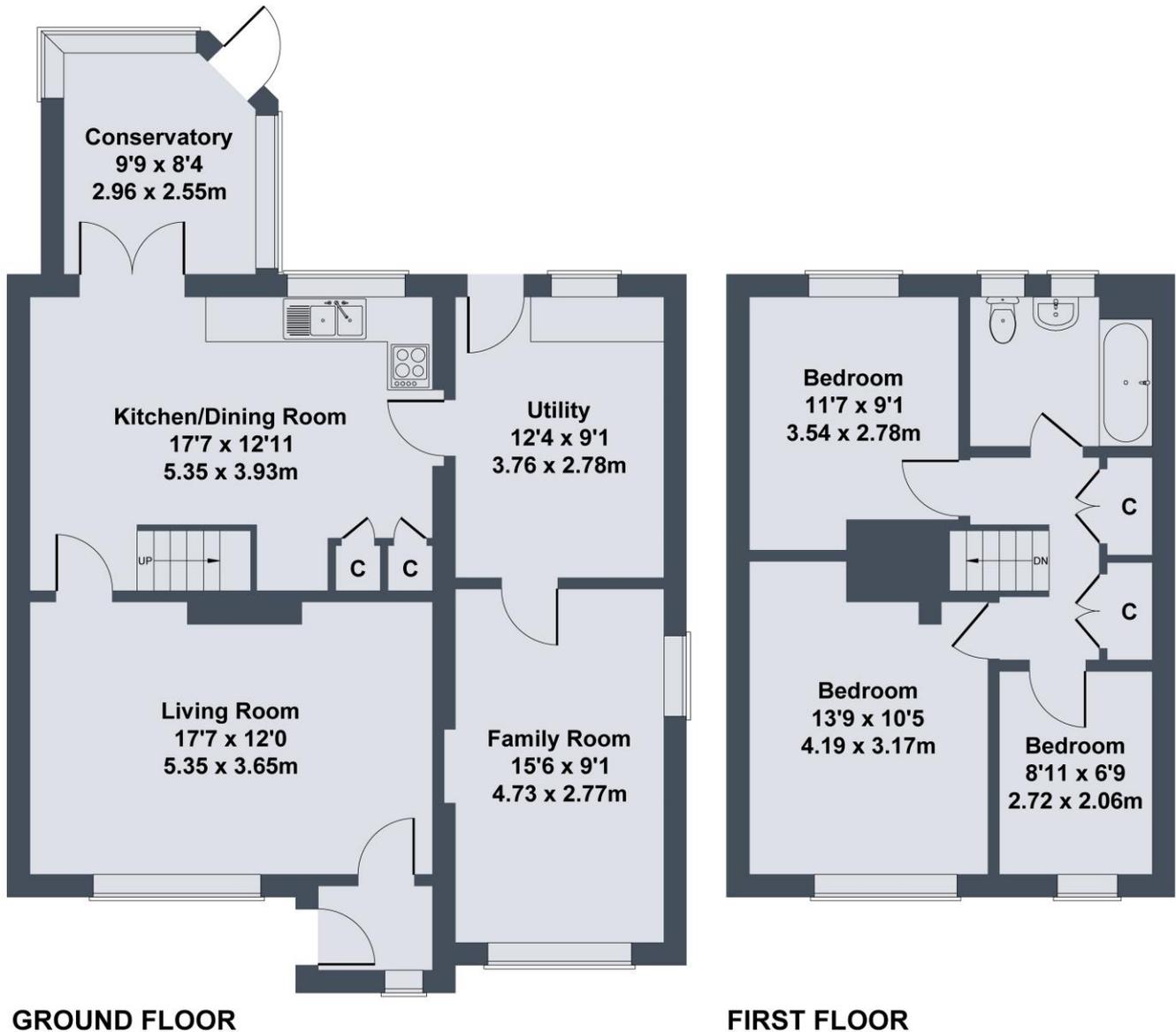
The Postcode is DL10 7NT, the Council Tax Band is C.

The gas central heating boiler is located in the utility room.

The windows were replaced in 2021.



**12 Pallett Hill, Catterick Village, DL10 7NT**



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.

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