



CARVERS
SALES & LETTINGS

Derby Way

Colburn, Catterick Garrison, DL9 4GJ

Price £300,000

House - Detached



Offered CHAIN FREE is this detached family home in Colburn. Recently decorated throughout and offering masses of space, this property is sure to attract attention. Internal accommodation consists of an entrance hallway, front-to-rear lounge, dining room, kitchen, utility room and ground floor WC. Upstairs has been recently recarpeted and offers a spacious landing, main bedroom with en-suite shower room, three further bedrooms and a house bathroom. Externally the property offers a private, south facing rear garden, off street parking and a detached garage. Finished extremely well and ready to love, this property could be your ideal family home. EPC rating C, North Yorkshire Council tax band D.



- CHAIN FREE
- Two Reception Rooms
- Four Bedrooms
- Recently Decorated
- Detached Family Home
- Utility Room
- Two Bathrooms
- Detached Garage

General Information

Tenure: Freehold

Services: Gas central heating, mains electric, water and drainage.

Double glazing

Local Authority: North Yorkshire Council (Tax Banding D)

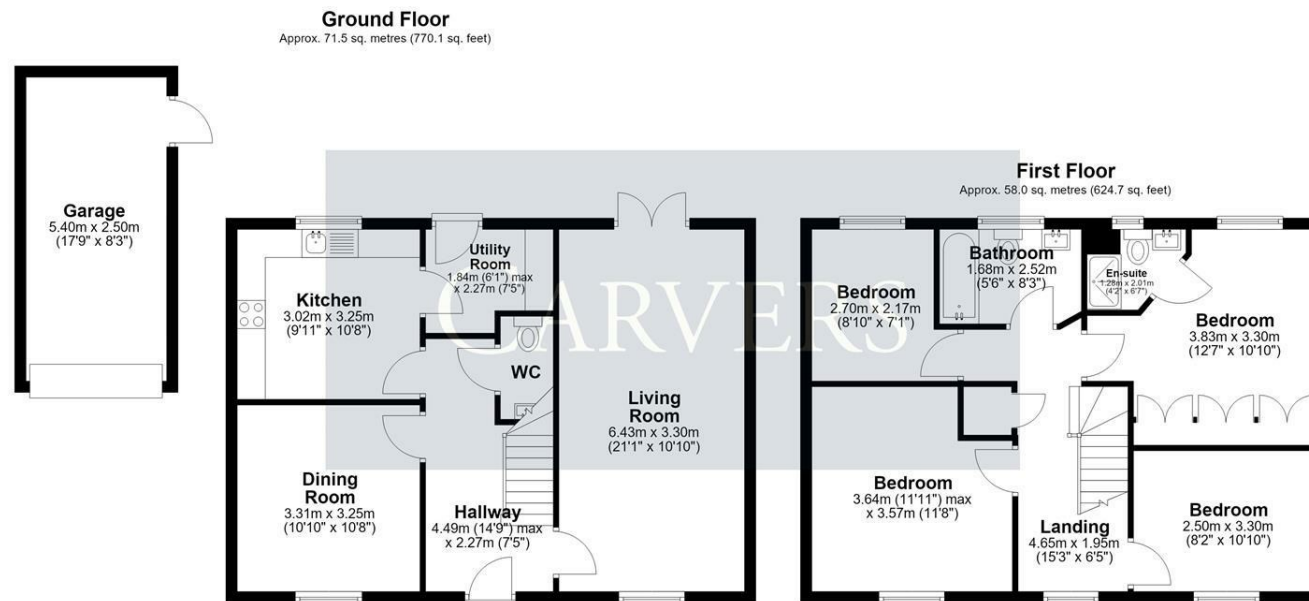
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Property Size Reference

Please note the property size is taken from the Energy Performance Certificate and may not take into account all rooms from the floorplan (due to unheated space not being calculated e.g. this may potentially exclude a conservatory and/or garage)





Total area: approx. 129.6 sq. metres (1394.8 sq. feet)
17 Derby Way, Colburn

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Property size taken from EPC
1248.00 sq ft

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