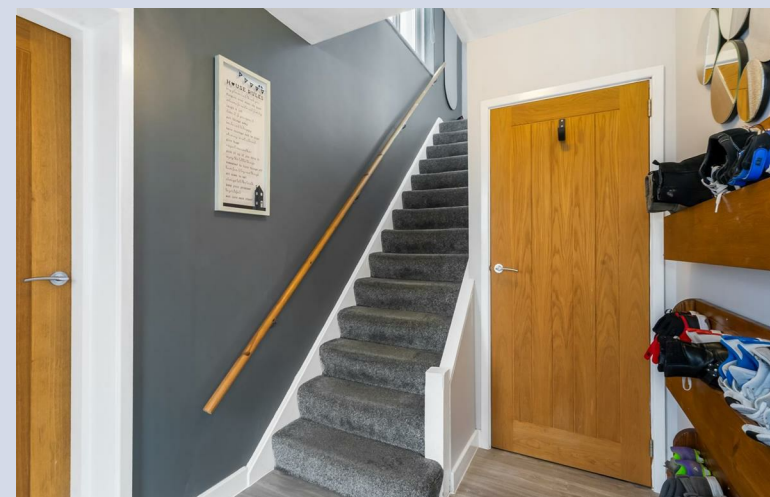




Updated throughout. and extended with a garage conversion, this semi-detached home could be your family's perfect spot. Located in Colburn, not far from Catterick Town Centre and close to wider commuter networks, the property is ideally situated to also take advantage of country walks and strolls. Internal accommodation consists of an entrance hallway, generous living room, kitchen breakfast room with central island and a converted garage featuring a spacious bedroom/further reception room and shower room. The first floor holds three good sized bedrooms and a house bathroom. Externally the property holds a pretty brick paved driveway with space for three cars and a private rear garden with gravelled and artificially turfed areas. Decorated and modernised throughout this home is ready to love! EPC rating TBC, North Yorkshire Council tax band B.





- Semi-Detached Home
- Two Bathrooms
- Modernised Throughout
- Private Rear Garden
- Ground Floor Underfloor Heating
- Four Bedrooms
- Kitchen with Island
- Off Street Parking
- Annexe/Granny Flat Potential

General Information

Tenure: Freehold
 Services: Gas central heating, mains electric, water and drainage.
 Double glazing
 Local Authority: North Yorkshire Council (Tax Banding B)

Buyer Identification Charge

Should a purchaser(s) have an offer accepted on a property marketed by Carver Residential they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your identity, this is not a credit check and will have no effect on credit history. The cost of these checks is £36 inc. VAT per buyer, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.

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)

AWAITING FLOOR PLAN

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(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 from EPC sq ft

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MAB 6202



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