



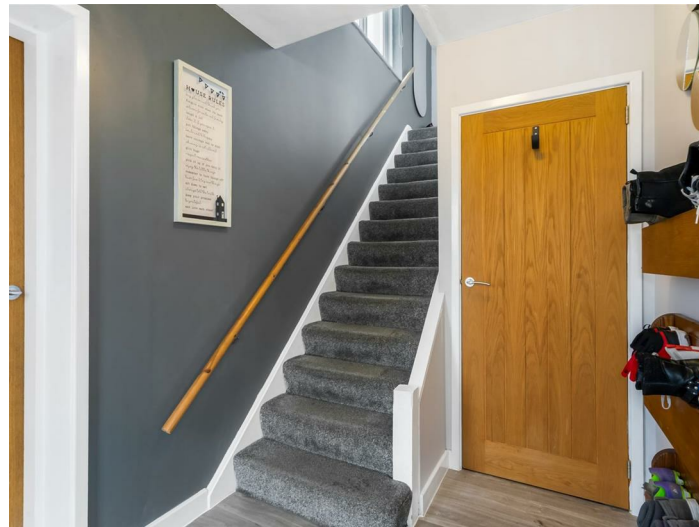
CARVERS
SALES & LETTINGS

Colburn Lane
Catterick Garrison, DL9 4NX
Price £225,000

House - Semi-Detached



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)

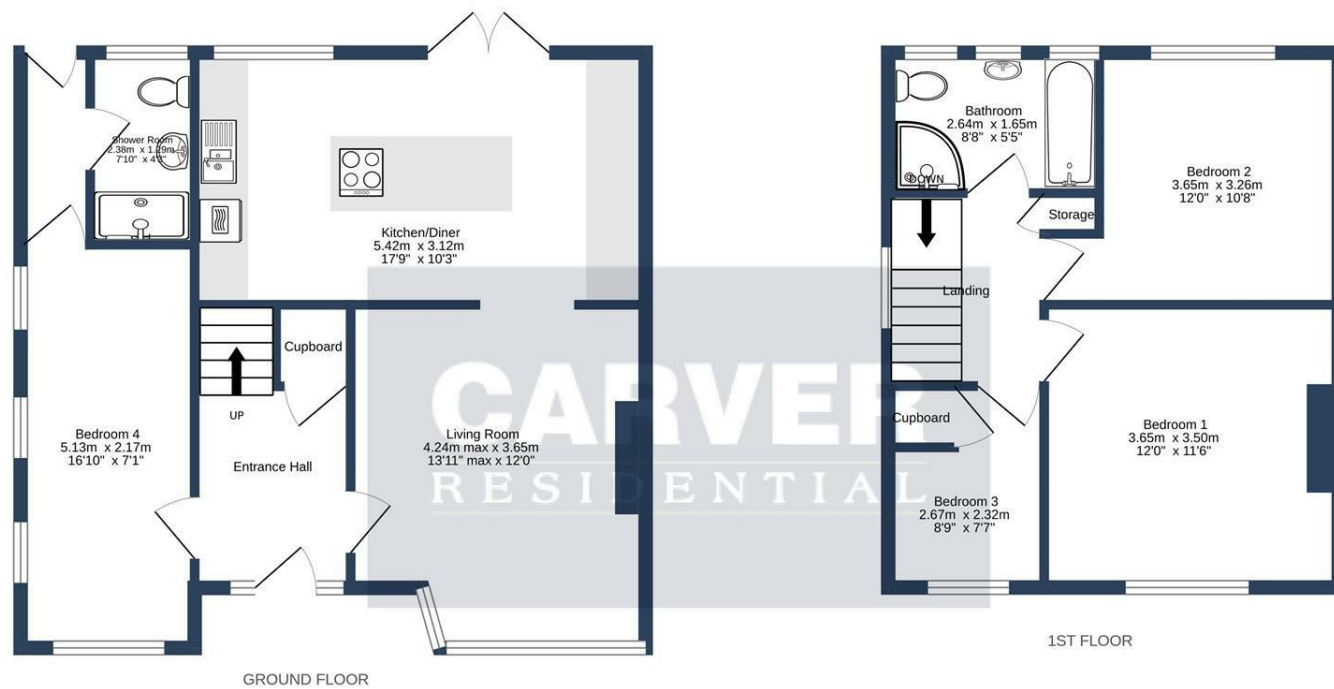
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Property Size Reference

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)





COLBURN LANE, CATTERICK GARRISON. DL9 4NX.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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	72	78
	EU Directive 2002/91/EC	

Property size taken from EPC
sq ft

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