



CARVER
RESIDENTIAL
Sales · Lettings · Property Management

Cookson Way
Brough With St. Giles, Catterick Garrison, DL9 4XG
Price £160,000

House - Semi-Detached
2 Bedroom/s
1 Bathroom/s

Offered with NO CHAIN, this two bedroom semi-detached property in Brough with St Giles is the ideal first time purchase or investment property. Situated on an established estate with easy access to the A1(M) and Catterick town centre the property is perfectly located. Internal accommodation consists of an entrance hallway, living room and kitchen breakfast room to the ground floor. The first floor holds two double bedrooms and a house bathroom. Externally the property offers gardens front and rear with ample off street parking. Finished to a great standard and with UPVC double glazing throughout the property is ready to love or let. EPC rating TBC, North Yorkshire Council tax band B.





- Ideal First Purchase or Investment Property
- One Reception Room
- Off Street Parking
- Two Bedrooms
- Gardens Front and Rear
- Finished Well Throughout

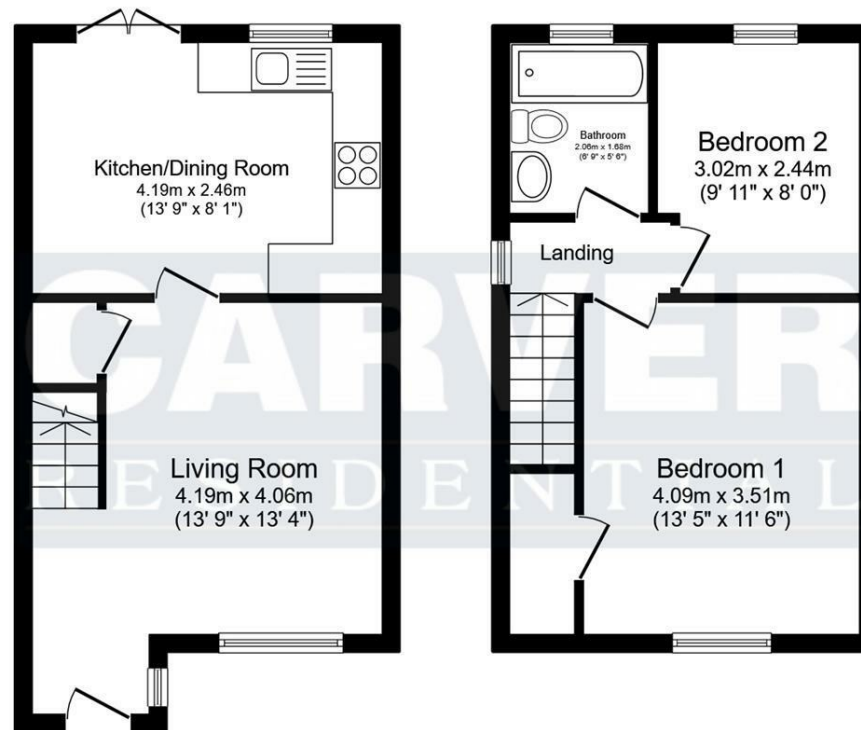
GENERAL INFORMATION

Tenure: Freehold

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

Double glazing

Local Authority: North Yorkshire Council (Tax Banding B)



Ground Floor
Floor area 31.4 sq.m. (338 sq.ft.)

First Floor
Floor area 30.0 sq.m. (323 sq.ft.)

Total floor area: 61.4 sq.m. (661 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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		
		77
		66
England & Wales		EU Directive 2002/91/EC

We can search 1,000s of mortgages for you

It could take just 15 minutes with one of our specialist advisers:
Call: 01325 380088. Visit: Any of our Offices. Online: www.mortgageadvicebureau.com/carver



Your home may be repossessed if you do not keep up repayments on your mortgage.
There will be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances.
The fee is up to 1% but a typical fee is 0.3% of the amount borrowed

MAB 6202



These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as statements or representations of fact and any intending purchaser must satisfy himself by inspection or otherwise to the correctness of each of the statements contained in these particulars. The vendor does not make or give, and neither Nick & Gordon Carver Residential or Commercial, Nick & Gordon Carver, nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property



14 Duke Street, Darlington
Co Durham, DL3 7AA
01325 357807
sales@carvergroup.co.uk

63 Dalton Way, Newton Aycliffe
Co Durham DL5 4NB
01325 320676
aycliffe@carvergroup.co.uk

41 Market Place, Richmond
North Yorkshire, DL10 4QL
01748 825317
richmond@carvergroup.co.uk

219 High Street, Northallerton
North Yorkshire DL7 8LW
01609 777710
northallerton@carvergroup.co.uk

www.carvergroup.co.uk