



CARVERS

SALES & LETTINGS

Cookson Way

Brough With St. Giles, Catterick Garrison, DL9

4XG
Price £165,000

House - Semi-Detached



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)

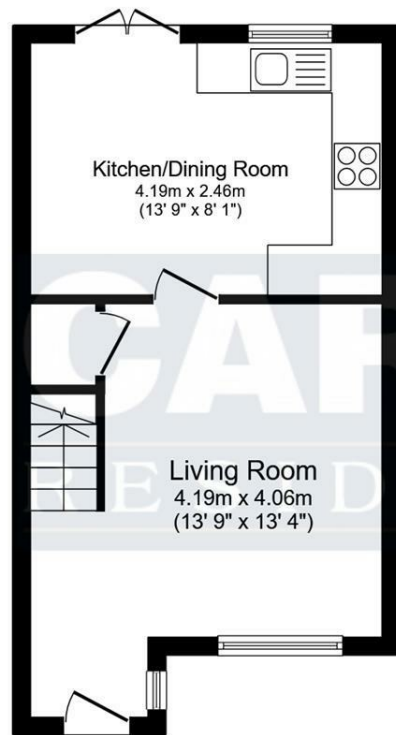
Buyer Identification Charge

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

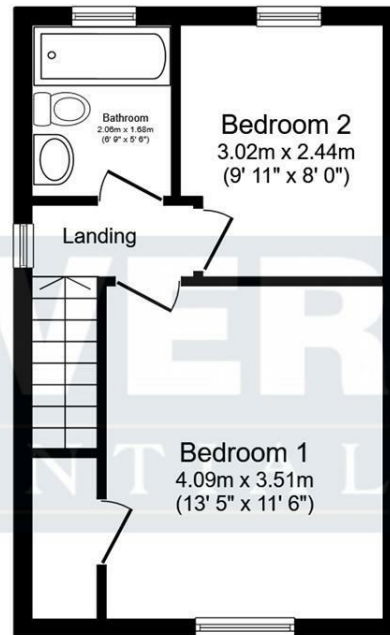
Please note the property size is taken from the Energy Performance Certificate and may not take into account all rooms from the floorplan (due to unheated space not being calculated e.g. this may potentially exclude a conservatory and/or garage)





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

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 There may 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.

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