



**17 ST. CUTHBERTS AVENUE  
COLBURN, CATTERICK GARRISON, DL9 4NT**

**£195,000  
FREEHOLD**

A Well Proportioned Semi Detached Family House with open rear aspect within in a popular Catterick Garrison location. Entrance Porch, Lounge, Kitchen/Dining Room, Cloakroom/WC, 3 Bedrooms, Bathroom/WC, Integral Garage, Driveway, Front and Rear Gardens, Gas Fired Central Heating, UPVC Double Glazing. Council Tax Band B. EER D68.

**NORMAN F. BROWN**

Est. 1967

# 17 ST. CUTHBERTS AVENUE

• 3 BEDROOMS • SEMI  
DETACHED • INTEGRAL GARAGE AND  
AMPLE PARKING • OPEN REAR  
ASPECT • GAS FIRED CENTRAL  
HEATING • UPVC DOUBLE GLAZING • NO  
ONWARD CHAIN



## DESCRIPTION

A Well Proportioned Semi Detached Family House with open rear aspect within in a popular Catterick Garrison location. Entrance Porch, Lounge, Kitchen/Dining Room, Cloakroom/WC, 3 Bedrooms, Bathroom/WC, Integral Garage, Driveway, Front and Rear Gardens, Gas Fired Central Heating, UPVC Double Glazing. Council Tax Band B. EER D68.

## ENTRANCE PORCH

Tile effect laminate floor. Upvc double glazed entrance door. Door to Kitchen/Dining Room.

## KITCHEN/DINING ROOM

One and a half bowl sink unit with Quooker mixer tap, oak effect laminate work surfaces and breakfast bar, dark grey cupboards and drawers, built in electric oven and 4 ring gas hob with black glass splash back and extractor hood over, plumbing for washing machine, plumbing for dishwasher, built in fridge, tile effect laminate floor, 2 radiators. Double glazed windows to front and side. Doors to Lounge, Garage and Porch.

## GARAGE

Laminate work top, light, up and over door to front. Door to Kitchen/Dining Room.

## LOUNGE

Flame effect gas fire, radiator, Karndean wood effect floor. Double glazed patio doors to Rear Garden. Doors to Inner Hall and Kitchen/Dining Room.

## WC

Wash hand basin, wc. Door to Inner Hall.

## INNER HALL

Stairs to fist floor. Doors to WC and Lounge.

## LANDING

Access to loft space, airing cupboard with gas fired combi boiler. Doors to Bedrooms and Bathroom/WC.

## BEDROOM 1

Built in cupboard, radiator. Double glazed window to rear. Door to Landing.

## BEDROOM 2

Built in cupboard, radiator. Double glazed window to front. Door to Landing.

## BEDROOM 3

Radiator. Double glazed window to rear. Door to Landing.

## BATHROOM/WC

Fully tiles walls, pedestal wash hand basin, roll top bath with mixer tap and head and hose attachment, separate shower cubicle, extractor fan, ceiling halogen, wc, chrome heated towel ladder ceramic tiled floor. Double glazed window to front. Door to Landing.

## OUTSIDE

### FRONT GARDEN

Tarmacadam driveway, gravel hardstanding, light.

### TO THE SIDE

Path with gate leading to

### REAR GARDEN WITH OPEN ASPECT

Lawn, large patio, timber decking, timber garden shed.

## SERVICES

Mains electricity, gas, water and drainage.

## GENERAL INFORMATION

Viewing - By appointment with Norman F. Brown.

Tenure - Freehold. The title register is NYK 79285.

Local Authority - North Yorkshire Council – Tel: 0300 1312131  
[www.northyorks.gov.uk](http://www.northyorks.gov.uk)

Broadband and Mobile Phone Coverage – please check using this website  
<https://checker.ofcom.org.uk>

Property Reference – 18772736

## IMPORTANT NOTICE

These particulars have been produced in good faith to give an overall view of the property. If any points are particularly relevant to your interest, please ask for further information or verification, particularly if you are considering travelling some distance to view the property.

All interested parties should note:

- i. The particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute an offer or contract or any part thereof.
- ii. All measurements, areas or distances are given only as a guide and should not be relied upon as fact.
- iii. The exterior photograph(s) may have been taken from a vantage point other than the front street level. It should not be assumed that any contents/furnishings/furniture etc. are included in the sale nor that the property remains as displayed in the photographs.
- iv. Services or any appliances referred to have not been tested and cannot be verified as being in working order. Prospective buyers should obtain their own verification.

## FREE MARKET APPRAISAL

We will be pleased to provide an unbiased and professional market appraisal of your property without obligation, if you are thinking of selling.

## FREE IMPARTIAL MORTGAGE ADVICE

## CALL TODAY TO ARRANGE YOUR APPOINTMENT

Our qualified mortgage and financial advisor will be pleased to advise you on the wide range of mortgages available from all of the mortgage lenders without charge or obligation.

**YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT**

A life assurance policy may be required. Written quotation available upon request.

### AML POLICY

AML Policy (When an offer is accepted):

In accordance with The Money Laundering Regulations 2017, we are required by law to:

- Verify the identity of all buyers
- Check the Politically Exposed Persons and
- Check the Sanctions registers.
- Verify proof of and source of funds for the purchase - What form that takes depends on your position, but we ultimately need you to provide to us (in the office or via email) evidence of the funding you have in place for the purchase price. That may include proof of deposit, an Agreement in Principle from a lender or if you are a cash buyer, a Bank Statement.

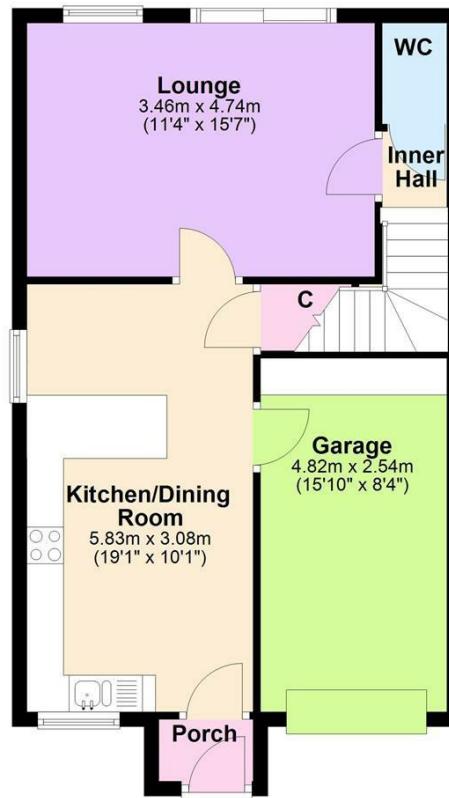
The cost of the Identity verification, PEP & Sanctions register checks are £15 for one person and £25 for two people. We will send you a link to the Guild 365 app (which you will need to download) to complete this.

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### Ground Floor

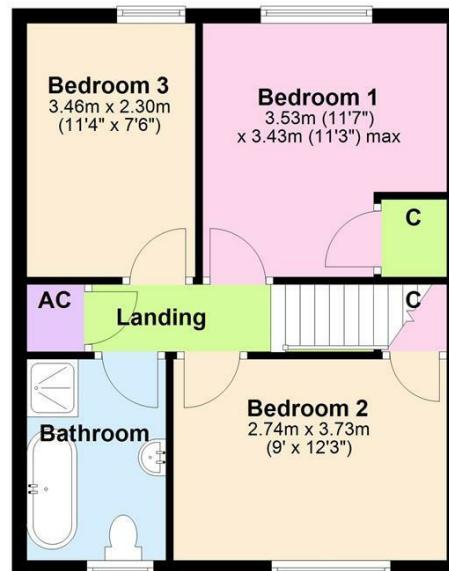
Approx. 55.0 sq. metres (591.6 sq. feet)



Total area: approx. 96.9 sq. metres (1042.7 sq. feet)

### First Floor

Approx. 41.9 sq. metres (451.2 sq. feet)



#### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		83
(69-80) C		68
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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