



42 OAK TREE AVENUE
SCOTTON, CATTERICK GARRISON, DL9 3RE

£320,000
FREEHOLD

A Spacious Detached Bungalow pleasantly located within a cul-de-sac setting on the edge of Catterick Garrison with private south facing garden. Entrance Porch, Hall, Lounge/Dining Room, Kitchen, 3 Bedrooms, En-Suite Shower Rom/WC, Bathroom/WC, Good Sized Garage, Driveway providing ample parking, Good Sized Private Rear Garden, Gas Fired Central Heating, UPVC Double Glazing. Council Tax Band E. EER C69. NO ONWARD CHAIN.

NORMAN F. BROWN

Est. 1967

42 OAK TREE AVENUE

- DETACHED • 3 BEDROOMS • EN-SUITE AND BATHROOM • GOOD SIZED PRIVATE SOUTH FACING GARDEN • GOOD SIZED GARAGE • LONG DRIVEWAY • CUL-DE-SAC • GAS CENTRAL HEATING • UPVC DOUBLE GLAZING • NO ONWARD CHAIN



DESCRIPTION

A Spacious Detached Bungalow pleasantly located within a cul-de-sac setting on the edge of Catterick Garrison with private south facing garden. Entrance Porch, Hall, Lounge/Dining Room, Kitchen, 3 Bedrooms, En-Suite Shower Rom/WC, Bathroom/WC, Good Sized Garage, Driveway providing ample parking, Good Sized Private Rear Garden, Gas Fired Central Heating, UPVC Double Glazing. Council Tax Band E. EER C69. NO ONWARD CHAIN.

ENTRANCE PORCH

Double glazed entrance door to front. Door to Hall. Double glazed window to side.

HALL

Wall lights, loft hatch, radiator, cupboard containing wall mounted gas fired boiler. Doors to Lounge, Bedrooms, Bathroom/WC, Kitchen and Porch.

LOUNGE

Coving, coal effect gas fire with decorated tiled surrounds and mahogany mantle, radiator. Double glazed sliding doors to Conservatory. Door to Hall. Double glazed window to rear with venetian blind.

DINING AREA

Coving, radiator. Double glazed window to side with venetian blind.

CONSERVATORY

Ceiling fan light, wood effect laminate floor. Double glazed windows. Double glazed double doors to Rear Garden. Double glazed sliding doors to Lounge.

KITCHEN

Tiled surrounds, one and a half bowl sink unit with mixer tap, laminate work tops with breakfast bar, oak cupboards and drawers, electric cooker space with extractor hood over, fridge/freezer space, plumbing for washing machine, radiator, ceiling LED spotlights, tile effect laminate floor. Double glazed windows to front with venetian blinds. Double glazed entrance door to side. Door to Hall.

BEDROOM 1

Fitted wardrobes, overhead cupboards and bedside cabinets. Double glazed bay window to front with venetian blinds. Doors to En-Suite Shower Room/WC and Hall.

EN-SUITE SHOWER ROOM/WC

Fully tiled walls, pedestal wash hand basin, shower cubicle, extractor fan, wc, radiator, ceramic tiled floor. Double glazed window to side. Door to Bedroom 1.

BEDROOM 2

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

BEDROOM 3

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

BATHROOM/WC

Half tiled walls, pedestal wash hand basin, panelled bath with shower over and curtain and rail, extractor fan, wc, radiator, tile effect laminate floor. Double glazed window to side with vertical blinds. Door to Hall.

OUTSIDE

To the front

Block paving and tarmac driveway providing ample parking, light, electric meter box, gas meter box, gate leading to

Private South Facing Rear Garden

Backing onto woods comprising a large paved patio, lawn, cold water tap, light.

Garage

Hipped roof with loft storage, two double power sockets, light. Up and over door to front. Personnel door to front. Double glazed window to side.

SERVICES

Mains electricity, gas, water and drainage.

GENERAL INFORMATION

Viewing - By appointment with Norman F. Brown.

Tenure - Freehold. The title register is NYK 141866.

Local Authority - North Yorkshire Council – Tel: 0300 1312131
www.northyorks.gov.uk

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

Property Reference – 18788987

Particulars Prepared – April 2026.

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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ADDITIONAL INFORMATION

Local Authority – North Yorkshire Council

Council Tax – Band E

Viewings – By Appointment Only

Floor Area – 1409.00 sq ft

Tenure – Freehold



Ground Floor
Approx. 130.9 sq. metres (1409.5 sq. feet)



Total area: approx. 130.9 sq. metres (1409.5 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		69	78
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
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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NORMAN F. BROWN

Est. 1967