



## 12 BEDFORD CLOSE

CATTERICK GARRISON, DL9 3HL

**£130,000**  
**FREEHOLD**

An Immaculate End Terraced Family House within a pleasant location overlooking a central green, ideal for the first time buyer. Entrance Hall, Lounge, Kitchen/Dining Room, Cloakroom/WC, Rear Hall, 3 Bedrooms, Bathroom/WC, Nearby Parking Space, Front and Rear Gardens, Gas Fired Central Heating, UPVC Double Glazing, Solar Panels. Council Tax Band A. EER C79.

**NORMAN F. BROWN**

Est. 1967

# 12 BEDFORD CLOSE

- IMMACULATE • 3 BEDROOMS • MODERN INTERIOR • SOLAR PANELS • GAS CENTRAL HEATING • UPVC DOUBLE GLAZING



## DESCRIPTION

An Immaculate End Terraced Family House within a pleasant location overlooking a central green, ideal for the first time buyer. Entrance Hall, Lounge, Kitchen/Dining Room, Cloakroom/WC, Rear Hall, 3 Bedrooms, Bathroom/WC, Nearby Parking Space, Front and Rear Gardens, Gas Fired Central Heating, UPVC Double Glazing, Solar Panels. Council Tax Band A. EER C79.

## ENTRANCE HALL

Kardean floor, storage cupboard, cupboard containing electric and gas meters. Composite double glazed entrance door to front. Doors to Lounge, Kitchen/Dining Room and Cloakroom/WC.

## CLOAKROOM/WC

Wash hand basin, wc, Kardean floor, radiator. Double glazed window to front with venetian blind. Door to Entrance Hall.

## LOUNGE

Radiator. Double glazed windows to front and rear with roller blinds. Part glazed doors to Entrance Hall and Rear Hall.

## KITCHEN/DINING ROOM

Tiled surrounds, stainless steel single drainer sink with mixer tap, wood effect laminate work surfaces, white gloss cupboards and drawers with chrome handles, built in electric oven and 4 ring gas hob with stainless steel extractor hood over, fridge/freezer space, plumbing for washing machine, plumbing for dishwasher, radiator, Kardean floor. Double glazed windows to front and rear with venetian blinds. Doors to Entrance Hall and Rear Hall.

## REAR HALL

Storage cupboard, Kardean floor, stairs to first floor. Composite double glazed entrance door to Rear Garden. Doors to Lounge and Kitchen/Dining Room.

## LANDING

Airing cupboard containing wall mounted gas fired BAXI combi boiler, further storage cupboard. Doors to Bedrooms and Bathroom/WC.

## BEDROOM 1

Built-in wardrobe, recessed shelving, radiator, access to boarded loft space with drop down hatch, pull down ladder and light. Double glazed window to rear with roller blind. Door to Landing.

## BEDROOM 2

Built-in wardrobe, recessed shelving, radiator. Double glazed window to rear with roller blind. Door to Landing.

## BEDROOM 3

Built-in wardrobe, radiator. Double glazed window to front with roller blind. Door to Landing.

## BATHROOM/WC

Tiled surrounds, pedestal wash hand basin, panelled bath with electric shower over and folding glass screen, wc, chrome heated ladder. Double glazed window to front with venetian blind. Door to Landing.

## OUTSIDE

### FRONT GARDEN

Lawn enclosed by timber fencing.

### WEST FACING REAR GARDEN

Enclosed by 6ft timber panelling comprising lawn, patio, personnel gate to rear, outside store.

There is one designated parking space nearby.

## SERVICES

Mains electricity, gas, water and drainage. Solar panels. Gas fired central heating.

## GENERAL INFORMATION

Viewing - By appointment with Norman F. Brown.

Tenure - Freehold. The title register is NYK 280451. Service charge of £533.16 per annum.

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 – 18792581

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.

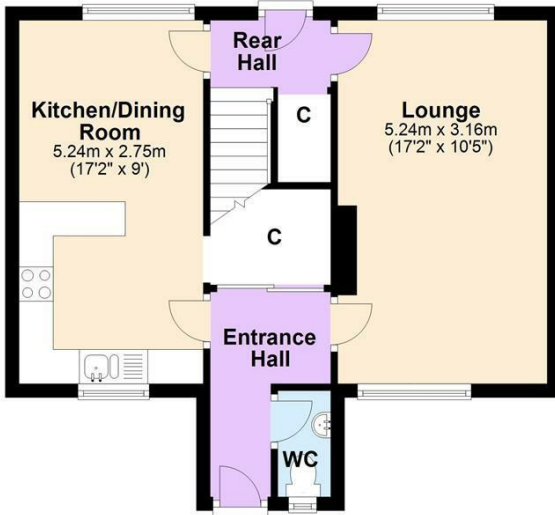
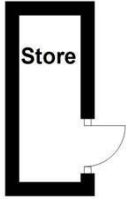
The cost of the Identity verification, PEP & Sanctions register checks are £15 for one person and £25 for two people. We will send you a link to the Guild 365 app (which you will need to download) to complete this.

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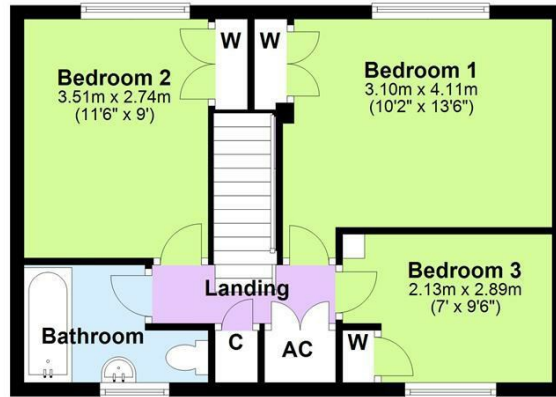
### Ground Floor

Approx. 45.2 sq. metres (487.0 sq. feet)

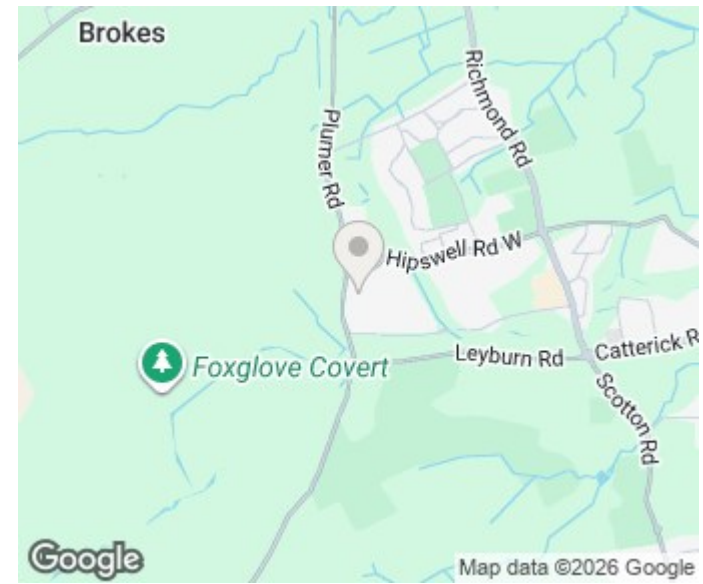


### First Floor

Approx. 40.7 sq. metres (438.2 sq. feet)



Total area: approx. 86.0 sq. metres (925.2 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	79	81
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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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