



7 MAPLE CLOSE CATTERICK GARRISON, DL9 4HD

**£175,000
FREEHOLD**

A Pleasantly Situated Semi Detached Family House within a cul-de-sac setting. Entrance Hall, Lounge, Kitchen/Dining Room, Conservatory, 3 Bedrooms, Bathroom/WC, Driveway, Front and Rear Gardens, Gas Fired Central Heating, UPVC Double Glazing. Council Tax Band B. EER tbc.

NORMAN F.BROWN

Est. 1967

7 MAPLE CLOSE

• 3 BEDROOMS • CUL-DE-SAC • DRIVEWAY FOR 2

CARS • CONSERVATORY • GAS CENTRAL HEATING • UPVC DOUBLE GLAZING



DESCRIPTION

A Pleasantly Situated Semi Detached Family House within a cul-de-sac setting. Entrance Hall, Lounge, Kitchen/Dining Room, Conservatory, 3 Bedrooms, Bathroom/WC, Driveway, Front and Rear Gardens, Gas Fired Central Heating, UPVC Double Glazing. Council Tax Band B. EER tbc.

ENTRANCE HALL

Beech effect laminate floor, radiator, stairs to first floor. Upvc external door to front. Door to Lounge.

LOUNGE

Beech effect laminate floor, electric fire with surround, ceiling fan/light, radiator. Upvc double glazed bay window to front. Door to Entrance Hall. Doorway to Kitchen/Dining Room.

KITCHEN/DINING ROOM

Tiled surrounds, stainless steel one and a half bowl sink unit, laminate work surfaces, white cupboards and drawers, built in electric oven and 4 ring gas hob with extractor hood over, plumbing for dishwasher, fridge/freezer space, beech effect laminate floor, radiator, understairs cupboard, ceiling spotlights, tile effect laminate floor. Doorway to Lounge. Upvc double glazed double doors to Conservatory. Upvc double glazed external door to side. Internal double glazed window to Conservatory.

CONSERVATORY

Oak effect laminate floor, plumbing for washing machine. Upvc double glazed windows to side and rear. Upvc double glazed double doors to Kitchen and to Rear Garden. Internal Upvc double glazed window to Kitchen.

LANDING

Access to loft space with drop hatch and pull down ladder, airing cupboard with BAXI gas fired boiler. Upvc double glazed window. Doors to Bedrooms and Bathroom.

BEDROOM 1

Radiator, ceiling spotlights. Upvc double glazed window to front. Door to Landing.

BEDROOM 2

Radiator. Upvc double glazed window to rear. Door to Landing.

BEDROOM 3

Radiator. Upvc double glazed window to front. Door to Landing.

BATHROOM/WC

Tiled surrounds, wash hand basin, panelled bath with shower over and curtain and rail, extractor fan, wc, chrome heated towel ladder, ceramic tiled floor. Doors to Landing. Upvc double glazed window to rear.

OUTSIDE

FRONT GARDEN

Lawn, light, canopy over front door.

TO THE SIDE

Electric and gas meter boxes, paved driveway for 2 cars.

PRIVATE REAR GARDEN

Paving, gravel chippings, timber garden shed, timber wendy house.

SERVICES

Mains electricity, gas, water and drainage.

GENERAL INFORMATION

Viewing - By appointment with Norman F. Brown.

Tenure - Freehold. The title register is NYK 275815.

Local Authority - North Yorkshire Council – Tel: 0300 1312131

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

Property Reference – 18649514

Particulars Prepared – Aug 2024.

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

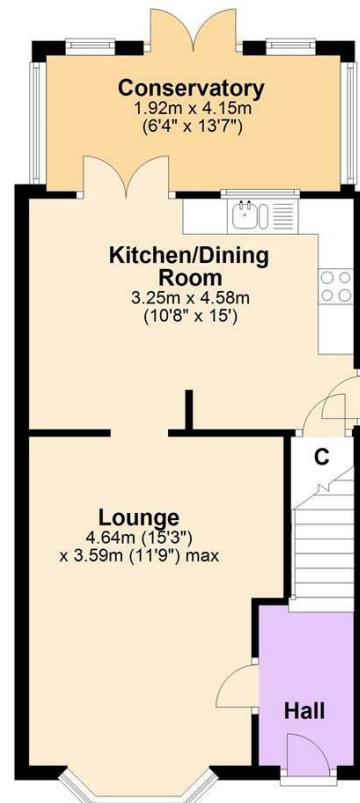
A life assurance policy may be required. Written quotation available upon request.

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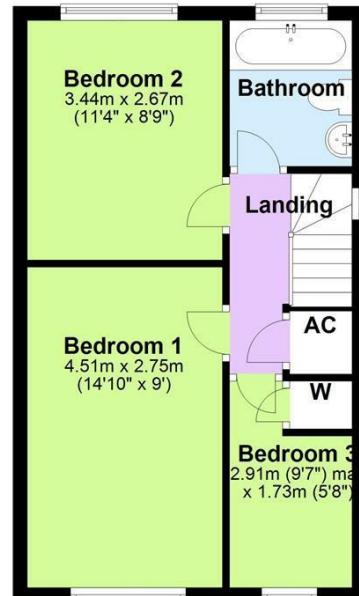
Ground Floor

Approx. 45.2 sq. metres (486.5 sq. feet)



First Floor

Approx. 36.6 sq. metres (393.6 sq. feet)



Total area: approx. 81.8 sq. metres (880.2 sq. feet)



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(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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Est. 1967