



8 BEDFORD CLOSE
CATTERICK GARRISON, DL9 3HL

£130,000
FREEHOLD

A Spacious 4 Bedroomed Terraced Family House within a pleasant location overlooking a central green, ideal for the first time buyer or buy to let investor. Entrance Hall, Lounge, Kitchen/Dining Room, Cloakroom/WC, Rear Hall, 4 Bedrooms, Bathroom/WC, Nearby Designated Parking Space, Front and Rear Gardens, Gas Fired Central Heating, UPVC Double Glazing. Council Tax Band A. EER C71. NO ONWARD CHAIN.

NORMAN F. BROWN

Est. 1967

8 BEDFORD CLOSE

- 4 BEDROOMS • GAS CENTRAL HEATING • UPVC DOUBLE GLAZING • PARKING • NO ONWARD CHAIN



DESCRIPTION

A Spacious 4 Bedroomed Terraced Family House within a pleasant location overlooking a central green, ideal for the first time buyer or buy to let investor. Entrance Hall, Lounge, Kitchen/Dining Room, Cloakroom/WC, Rear Hall, 4 Bedrooms, Bathroom/WC, Nearby Designated Parking Space, Front and Rear Gardens, Gas Fired Central Heating, UPVC Double Glazing. Council Tax Band A. EER C71. NO ONWARD CHAIN.

ENTRANCE HALL

Pine effect laminate floor, cupboard containing electric and gas meters, understairs storage, radiator. Entrance door to front with double glazed panels. Upvc double glazed door to Rear Garden. Doors to Lounge, Kitchen/Dining Room and Cloakroom/WC.

LOUNGE

Dado rail, radiator. Double glazed windows to front and rear with venetian blinds. Door to Entrance Hall and Rear Hall.

KITCHEN/DINING ROOM

Tiled surrounds, ceramic sink unit with mixer tap, marble effect laminate work surfaces, pine cupboards and drawers, built in electric oven and 4 ring ceramic hob, built in fridge, built in freezer, built in dishwasher, plumbing for washing machine, tumble dryer space, ceiling Led spotlights, wall mounted gas fired combi boiler, ceramic tiled floor, radiator. Double glazed windows to front and rear with venetian blinds. Door to Entrance Hall.

WC

Wash hand basin, wc. Double glazed window to front. Door to Entrance Hall.

LANDING

Access to loft space. Doors to Bedrooms and Bathroom/WC.

BEDROOM 1

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

BEDROOM 2

Built-in wardrobe and recessed shelving with sliding doors,

radiator. Double glazed window to rear with venetian blind. Door to Landing.

BEDROOM 3

Pine effect laminate floor, radiator. Double glazed window to front with venetian blind. Door to Landing.

BEDROOM 4

Radiator. Double glazed window to front with venetian blind. Door to Landing.

BATHROOM/WC

Tiled surrounds, pedestal wash hand basin, panelled bath, corner shower cubicle, extractor fan, wc, ceiling halogen spotlights, radiator. Double glazed window to front. Door to Landing.

OUTSIDE

FRONT GARDEN

Lawn.

PRIVATE REAR GARDEN

Lawn, patio, personnel gate to rear, outside store.

There is one designated parking space nearby.

SERVICES

Mains electricity, gas, water and drainage.

GENERAL INFORMATION

Viewing - By appointment with Norman F. Brown.

Tenure - Freehold. The title register is NYK 280570. Service charge of £564.56 per annum for the contribution towards the maintenance of the communal areas (4/2026 - 3/2027 figure).

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 – 18770919

Particulars Prepared – May 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):

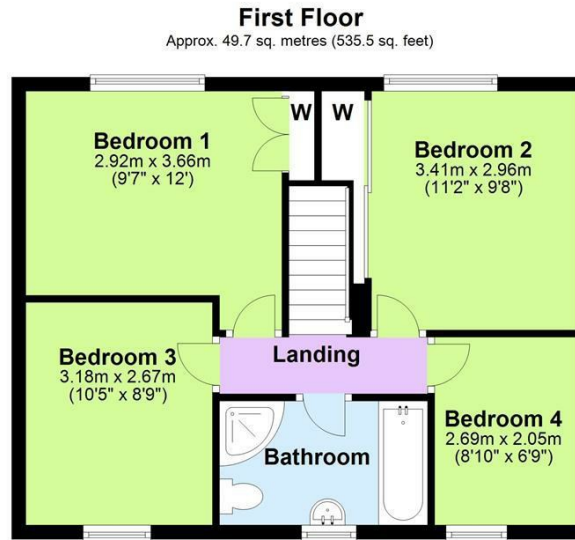
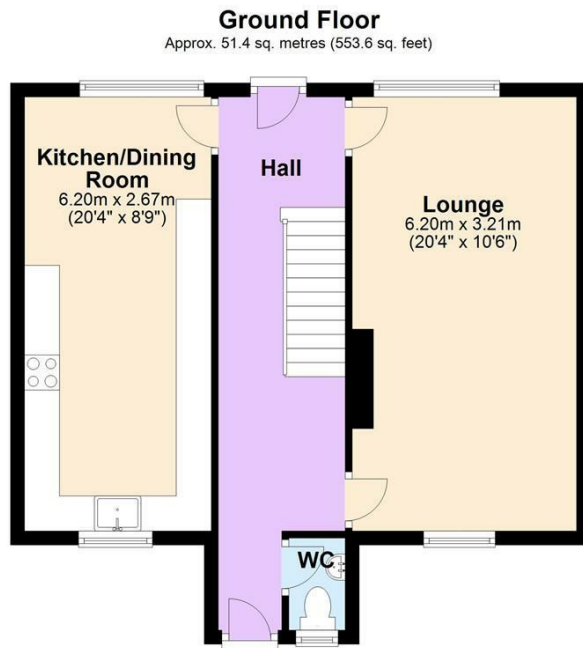
In accordance with The Money Laundering Regulations 2017, we are required by law to:

- 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.

8 BEDFORD CLOSE





Total area: approx. 101.2 sq. metres (1089.1 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	71	76
(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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