



Wayside Hunton Road, Scotton, Catterick Garrison, Yorkshire, DL9 3NN
Offers over £380,000



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*** NEW PICE - NO CHAIN *** GENUINE SPACE & Pleasant Location: A LARGE 146sqm/1,571sqft 3 DOUBLE Bedroom Detached BUNGALOW with Large SITTING ROOM, 6.68m/21'10" KITCHEN/DINER ROOM, 5.14m/16'10" UTILITY/WORK ROOM; large 'House' BATH/SHOWER ROOM & 3.90m x 2.38m/12'9" x 7'9" WET ROOM. Integral DOUBLE GARAGE (& Loft) & block 3.97m x 3.59m/13'0" x 11'9" STUDIO/WORKSHOP etc. UPVC Double Glazing & Gas Central Heating. Surrounding Gardens & ample parking with scope for more. Pleasant woodland outlook. A Great Home - VIEWING HIGHLY RECOMMENDED.

Very popular family-friendly residential area with excellent road links - shopping & recreational facilities at the PRINCES GATE LEISURE & RETAIL PARK (7-screen cinema, 3 Swimming Pools, retail units, cafés, restaurants & bars). Historic Richmond market town is about 4.5 miles.

HALL

SITTING ROOM 6.32m x 3.61m (20'8" x 11'10")

A lovely large room with fireplace & recessed multi-fuel stove, TV point & UPVC double glazed window to front. Double doors to:

KITCHEN/DINING ROOM 6.68m x (2.86m min) 3.97m max (21'10" x (9'4" min) 13'0" max)

Oak wall & floor units & worktops with 1 & ½ bowl sink, integrated double oven/grill with extractor over & plumbing for dishwasher. UPVC double glazed patio doors & window to rear & UPVC double glazed door to:

REAR PORCH

UPVC double glazed window & door to outside.

WASHROOM/WC

Washbasin, WC & UPVC double glazed window to rear.

INNER HALL

UTILITY/WORK ROOM 5.14m x 2.70m min (16'10" x 8'10" min)

A large general purpose room with worktop & plumbing for washing machine under. Baxi gas boiler (LAST SERVICED January 2022) & UPVC double glazed window to rear.

Double BEDROOM 1. 4.12m x 3.98m (13'6" x 13'0")

UPVC double glazed window to front.

Double BEDROOM 2. 3.98m x 3.17m (13'0" x 10'4")

UPVC double glazed window to front.

Double BEDROOM 3. 5.55m x 3.97m overall (18'2" x 13'0" overall)

Including EN SUITE WET ROOM & comprising:

BEDROOM 3. 3.97m x 3.00m (13'0" x 9'10")

UPVC double glazed window to rear.

EN SUITE WET ROOM 3.90m x 2.38m (12'9" x 7'9")

Shower, washbasin & WC. UPVC double glazed window to rear.

'House' BATH/SHOWER ROOM 3.93m x 2.15m (12'10" x 7'0")

Panelled bath, glazed shower cubicle, washbasin & WC. UPVC double glazed window to rear.

Integral DOUBLE GARAGE 5.27m x 5.15m (17'3" x 16'10")

(See below)

OUTSIDE FRONT

Boundary hedge, orchard lawn, gate to REAR GARDEN & brick-sett hard-standing leading to:

Integral DOUBLE GARAGE 5.27m x 5.15m (17'3" x 16'10")

Electric roller door, light, power & loft storage access with ladder. Internal door to INNER HALL.

STUDIO/WORKSHOP etc 3.97m x 3.59m (13'0" x 11'9")

Block-built with strip-light, power & UPVC double glazed window & door to side.

ENCLOSED REAR GARDEN

A private enclosed lawned garden with brick-sett patio, cold water tap & outside light point.

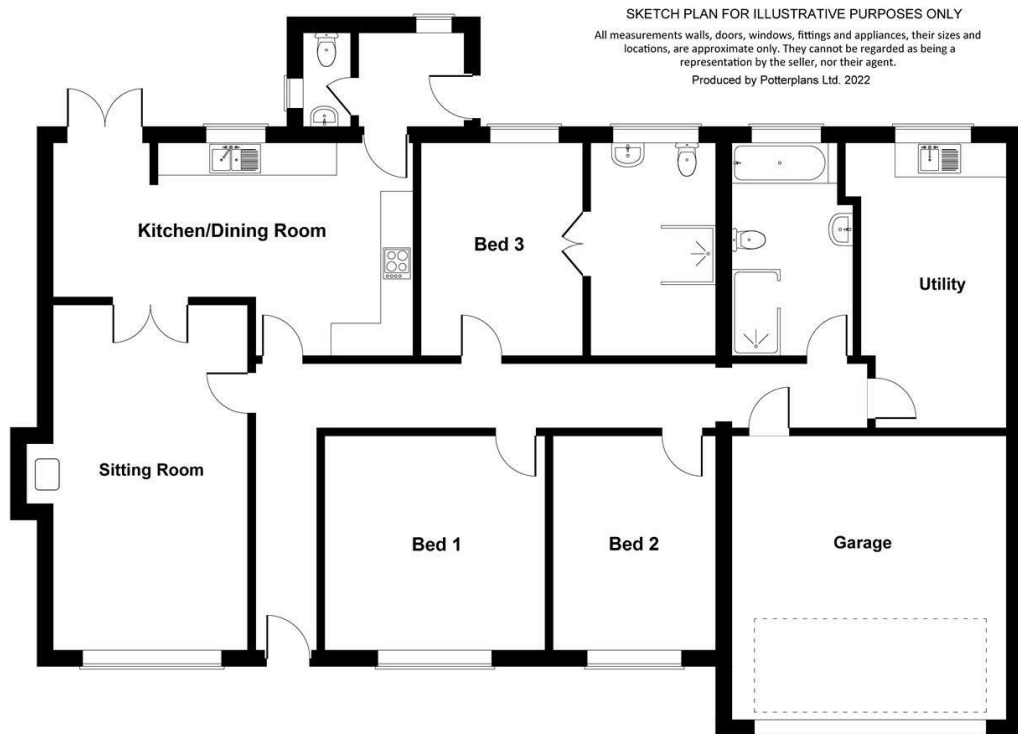
NOTES

(1) Council Tax Band: D

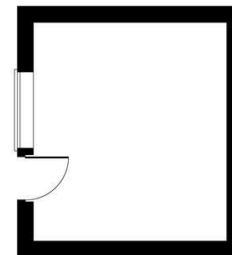
(2) Baxi gas boiler (LAST SERVICED January 2022)



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STUDIO/WORKSHOP etc



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive
2002/91/EC



Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

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