



PLOT 25 Hipswell, Catterick, North Yorkshire, DL9 4AY
£179,960



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NB: DISCOUNTED 'Affordable' SALE Conditions Apply- See below: Plot 25, The CARLTON - A 3 Bedroom 'EN SUITE' Semi-Detached Home with a deep 5.32m/17'5" Living Room & lovely 5.32m/17'5" Kitchen/Dining Room fitted with a stylish range of soft-close wall & floor units with appliances. Upstairs are 3 Bedrooms (Bedroom 3/STUDY), a house Bath/Shower Room & En Suite. 2-Car off-street Parking & an enclosed Rear Garden. Gas Central Heating, UPVC Double Glazing & ICW 10 Year Build Safe Structural Warranty - DISCOUNTED FREEHOLD - See (NB) below.

LEISURE, SHOPPING, ENTERTAINMENT & SCHOOLING for all ages in the immediate area.

The PRINCES GATE LEISURE & RETAIL PARK (just half a mile) is a great area hub with a 7-screen cinema, 3 Swimming Pools, retail units, cafés, restaurants & bars, & over 1000 free car parking spaces. The forthcoming Scotch Corner DESIGNER OUTLET VILLAGE will be the leading shopping & leisure destination in the North of England, bringing an appealing mix of premium & 'best-of-high-street' brands to one of the UK's most well-known locations - a huge area attraction. Historic Richmond market town is under 3 miles away. There is excellent access to the A1(M) & A66 at Scotch Corner, Harrogate about 35 miles, York & Newcastle 45 & 50, Leeds 53 & mainline rail stations at Darlington & Northallerton - London Kings Cross about 2 hours 20 minutes. The area is ideal for WALKING, CYCLING etc & the SPECTACULAR DALES SCENERY speaks for itself.

PORCH

LIVING ROOM 5.60 x 3.71 (18'4" x 12'2")

KITCHEN/DINING ROOM 5.35 x 3.97 (17'6" x 13'0")

Stylish range of soft-close wall & floor units with integrated appliances.

WASHROOM/WC

LANDING

BEDROOM 1. 3.87 (2.70 min) x 3.47 (12'8" (8'10" min) x 11'4")

EN SUITE 2.2 x 1.22 (7'2" x 4'0")

BEDROOM 2. 3.22 x 2.86 (10'6" x 9'4")

PLUS built in cupboard.

BEDROOM 3. 2.58 x 1.70 (8'5" x 5'6")

BATH/SHOWER ROOM 2.00 x 1.76 (6'6" x 5'9")

GARDENS & PARKING

Front Garden turfed open plan with block-set &/or Tarmac 2-Car driveway. Rear Garden top soiled with textured concrete paved patio & perimeter paving. 1.83m/6ft close board fencing between houses, 1.22m/4ft close board fencing between rear gardens. Enclosed Rear Garden.

NB: DISCOUNTED 'Affordable' SALE Conditions

Richmondshire District Council's classification of an 'affordable dwelling' (discounted by 20% from market value in perpetuity) restricts the buyer(s) of the 'freehold'

to those who have a 'Local Connection' & are 'In need of Accommodation':

• 'Local Connection' is defined as those "currently resident in Richmondshire", or those "in (or taking up) permanent employment in Richmondshire", or those who "have close family connections resident in Richmondshire". This suggests that as your parents live in the area, you qualify under this first requirement.

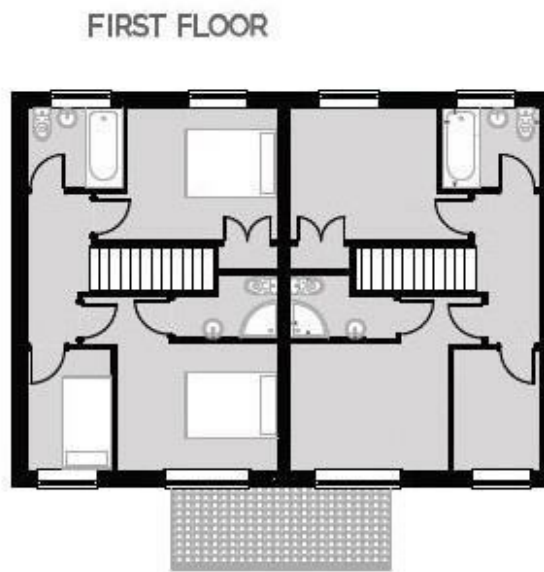
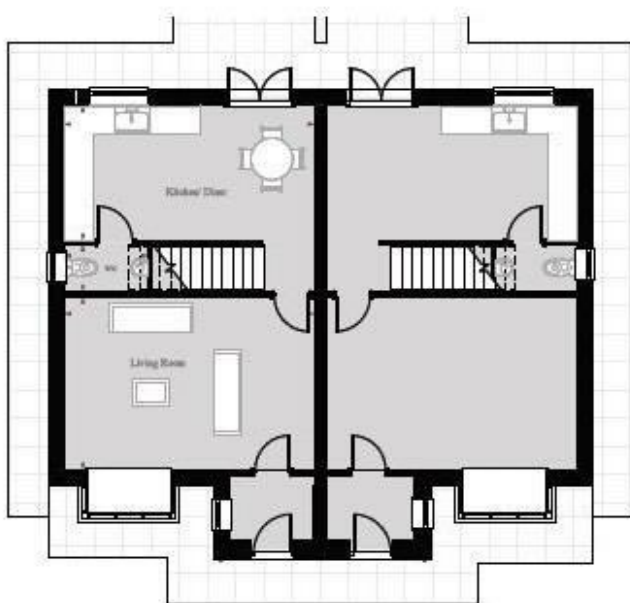
• A person is defined as "In need of Accommodation" if: (a) He or she, or a member of the household has a local connection; & (b) Their social & economic circumstances are such that they have difficulty securing accommodation on the open market. You must show via an "in principle mortgage" offer that you could not afford to buy the property at its full market value - Richmondshire District Council will need to see evidence of this...

NOTES

1. GREEN FEES covering the communal green areas of circa £100 per year will apply.
2. Council Tax Band: To be confirmed by Richmondshire District Council
3. The details outlined are an indication of the proposed specification. The developer reserves the right to alter any part of the development specification at any time. Where brands are specified, the developer reserves the right to replace the brand with another of equal quality or better.
4. IMAGES ETC: Computer Generated Images (CGI's), Photographs & Artists Impressions are for illustrative Purposes only. Floor plans are for illustration only.



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These particulars and dimensions are set out as a general outline only for the guidance of intending purchasers. They do not intend to induce same. Intending purchasers must satisfy themselves as to the correctness of them. Intended

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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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