



37 High Street, Catterick Village, North Yorkshire, DL10 7LL  
Guide price £145,000





- **Good sized 2 BEDROOM COTTAGE • Sitting Room with Wood-stove • Kitchen & Utility Area • Bath/Shower room • UPVC Double Glazing • South West Enclosed Patio • 4.59m/15ft WORKSHOP/STORE BUILDING • NO ONWARD CHAIN**

### **SITTING ROOM 4.22 x 3.60 (13'10" x 11'9")**

Fireplace with wood-stove, TV point & radiator.

### **KITCHEN 2.76 x 2.65 (9'0" x 8'8")**

Fitted with a range of wall & floor units with worktops & sink unit with splash tiling. Indesit electric oven with extractor over, Logik fridge & plumbed for washing machine. Floor shelf & tiled floor with under floor heating. Recessed UPVC double glazed window to rear & deep doorway to:

### **INNER HALL**

Tiled floor, with under floor heating, staircase to first floor & door to:

### **COVERED UTILITY AREA 2.44 x 1.16 (8'0" x 3'9")**

Double power socket & UPVC double glazed door to rear.

### **BATHROOM 2.10 x 2.05 (6'10" x 6'8")**

'P-shaped' bath with contoured screen & mixer shower attachment, inset washbasin with cupboards under & WC. Tiled floor with partial under floor heating & splash tiling. Wall mounted Dimplex fan heater & recessed UPVC double glazed window to rear.

### **FIRST FLOOR LANDING**

Display ledge.

### **BEDROOM 1. 4.48 x 3.78 (14'8" x 12'4")**

A large double bedroom with radiator & recessed UPVC double glazed window to front. Laminated flooring.

### **BEDROOM 2. 2.96 x 2.64 (9'8" x 8'7")**

A good second bedroom with panelling to dado & radiator. Deep built-in cupboard housing Worcester 'combi' gas boiler. Recessed UPVC double glazed window to rear. Laminated flooring.

### **OUTSIDE**

Enclosed South West facing flagged patio. Gate to side passage to front, gate to adjoining property & screen with gate to concrete area with cold water tap.

### **WORKSHOP/STORE 4.59 x 2.30 (15'0" x 7'6")**

A useful general purpose building with light point, power & window to front.

### **NOTES**

Council Tax Band: A

The current tenant has been given notice to vacate which expires on the 21st April 2021.

