

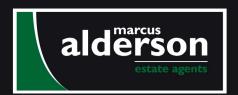
PLOT 39 The Grange at Hipswell, Catterick, North Yorkshire, DL9 4AY £319,950



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PLOT 39 The Grange at Hipswell, Catterick, North Yorkshire, DL9 4AY

The LARGEST House-Type in an EXCLUSIVE LOCATION & one of just 5 - Plot 39, The LITTENDALE - A SUPEB 4 DOUBLE Bedroom Detached True Family Home: 2 Reception Rooms, great 6.34m/20'9" Kitchen/Breakfast Room (stylish range of soft-close wall & floor units with integrated oven & gas hob with extractor over, fridge/ freezer & dishwasher), Utility with sink, plumbing for washing machine & space for a tumble drier & Washroom/WC; 4 DOUBLE Bedrooms, 'house' Bath/Shower Room & 2 En Suites. Adjoining Garage, off-street Parking & an enclosed Rear Garden. Gas Central Heating & UPVC Double Glazing. ICW 10 Year Build Safe Structural Warranty - FREEHOLD.

CONVENIENCE, QUALITY, SCENERY & NEW HOME LIFE-STYLE with LEISURE, SHOPPING, ENTERTAINMENT & SCHOOLING for all ages in the immediate area.

A Much Anticipated scheme of just 67 SUPERB NEW HOMES in this great location. 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. Opening in 2021, the Scotch Comer 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. https://www.yorkshirepost.co.uk/heritage-and-retro/heritage/richmond-historic-market-town-inspired-turner-2549207

PORCH 2.00m x 1.20m (6'6" x 3'11")

ENTRANCE HALL 6.08m x 1.86m overall (19'11" x 6'1" overall)

LIVING ROOM 4.63m x 3.51m plus bay (15'2" x 11'6" plus bay)

DINING ROOM 4.63m x 4.30m max (15'2" x 14'1" max)

KITCHEN/BREAKFAST ROOM 6.34m x 2.99m (20'9" x 9'9")

UTILITY ROOM 2.45m x 1.50m (8'0" x 4'11")

WASHROOM/WC 1.76m x 1.31m (5'9" x 4'3")

Adjoining GARAGE 6.00m x 2.66m (19'8" x 8'8") (See below)

BEDROOM 1. 3.34m x 3.51m min (10'11" x 11'6" min)

EN SUITE (1) 2.50m x 1.08m (8'2" x 3'6")

BEDROOM 2. 3.40m x 3.20m max (11'1" x 10'5" max)

BEDROOM 3. 3.56m x 3.20m (11'8" x 10'5")

EN SUITE (2) 2.70m x 1.22m (8'10" x 4'0")

BEDROOM 4. 3.32m x 2.38m (10'10" x 7'9")

House BATH/SHOWER ROOM 2.60m x 2.34m max (8'6" x 7'8" max)

OUTSIDE

Adjoining GARAGE (6.00m x 2.66m/19'8" x 8'8") with striplight & power. Front Garden turfed open plan with blockset driveway. Rear Garden top soiled with textured concrete paved patio & perimeter paving. 1.83m/6ft close board fencing perimeter halfseloper reserves the right to replace the brand 1.22m/4ft close board fencing between rear gardens. Enclosed Rear Garden ther of equal quality or better.

SPECIFICATION

 KITCHEN - Integrated oven, gas hob & extractor, fridge/freezer & dishwasher.

- UTILITY sink, plumbing for washing machine & space for a tumble drier.
- BATHROOMS Contemporary range of white fittings.
- TILING Ceramic wall & floor tiling to selective kitchen. bathrooms & cloakroom areas.
- DOWN-LIGHTING Kitchen/Dining Room & Bathrooms.
- TV POINTS Living room, kitchen/dining room & bedrooms.
- HEATING Gas Central Heating/Hot Water System.
- WINDOWS & FRENCH DOORS White uPVC double glazed.
- EXTERNAL DOORS Light grey composite front door, white uPVC side/rear door.
- GARAGE DOOR Up & over solid steel garage door.
- FLOOR COVERINGS Option to fit from our supplier 'at cost' details on request.
- · WALLS & CEILINGS Smooth skim finish in white.
- WOODWORK White satin finish.
- CAR CHARGING POINT Wiring made ready for electric car charging point.
- RAINWATER GOODS Black uPVC.

NB

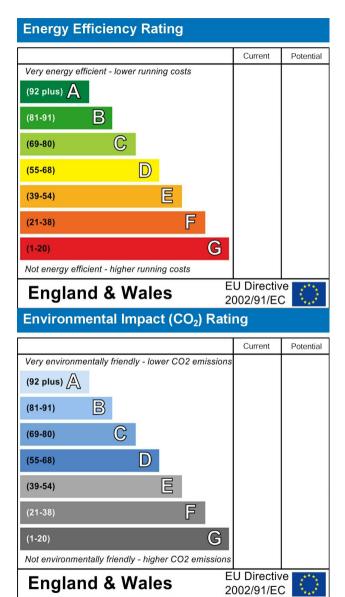
- 1. GREEN FEES covering the communal green areas of circa £100 per year will apply.
- 2. Council Tax Band: To be confirmed by Richmondshire District Council
- 3. The details outlined are an indication of the proposed specification. The developer reserves the right to alter any part of the development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





THE LITTENDALE





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