



(Plot 12), 66 Bishops Way, Catterick Village, North Yorks, DL10 7UA  
**£349,995**





## (Plot 12), 66 Bishops Way, Catterick Village, North Yorks, DL10 7UA

SUPERB 4 DOUBLE BEDROOM Detached (NEW) Family Home on a very LARGE PLOT & loaded with EXTRAS: AMAZING 9.20m/30'2" Kitchen/Dining Room, Living Room with wood-stove, Study, Utility, Open Hall & Cloakroom/WC. Upstairs are 4 double Bedrooms, large house Bath/Shower Room & a large En Suite. Natural stone & engineered Oak flooring, Oak doors, , Gas Central Heating (Ground floor UNDER-FLOOR HEATING) & uPVC Double Glazed. Integral Garage, extensive Parking & LARGE Gardens. Aedis 10 Year Warranty. AVAILABLE NOW – NO ONWARD CHAIN.

Sought after village with Primary Schooling, a Co-op local store, Pubs, a Health Centre & Pharmacy, Car Service Station, Café, Fish & Chip Shop & Takeaways. There's also a large sports ground & just outside the village is Catterick Racecourse. Close by are pleasant Walks & Cycling. Excellent access to the A1(M) & A66 at Scotch Corner, Harrogate about 33 miles, York & Newcastle 44 & 46, Leeds 52 & mainline rail stations at Darlington & Northallerton about 14 miles.

### LOVELY OPEN HALL

### WASHROOM/WC

### STUDY 2.81 x 2.55 (9'2" x 8'4")

### LIVING ROOM 6.71 into bay x 3.60 (22'0" into bay x 11'9")

Wood-stove with stone hearth, engineered Oak flooring

### Superb KITCHEN & DINING ROOM 9.20 x 3.36 (30'2" x 11'0")

Stylish range of soft-close wall & floor units with integrated eye-level oven & gas hob, integrated microwave, fridge, freezer, wine cooler & dishwasher.

### UTILITY 2.71 x 1.79 (8'10" x 5'10")

Fitted wall units with sink.

### INTEGRAL GARAGE 6.10 x 3.00 (20'0" x 9'10")

(See below)

### FIRST FLOOR LANDING

### BEDROOM 1. 4.98 x 4.33 (16'4" x 14'2")

### Large EN SUITE 3.07 x 1.70 (10'0" x 5'6" )

### BEDROOM 2. 4.12 x 3.29 (13'6" x 10'9")

### BEDROOM 3. 6.00 x 2.20 (19'8" x 7'2")

### BEDROOM 4. 3.00 x 2.65 (9'10" x 8'8")

### Large HOUSE BATH/SHOWER ROOM 3.00 x 2.09 (9'10" x 6'10")

### OUTSIDE (Large PLOT)

Extensive block-paved driveway & parking area, front, side & rear gardens & stormwater attenuation pond.

### INTEGRAL GARAGE 6.10 x 3.00 (20'0" x 9'10")

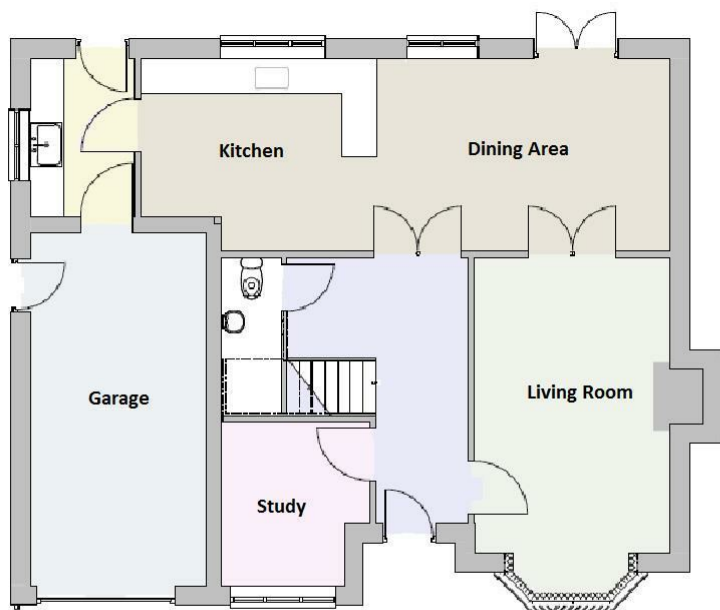
Strip-light & power.

### NOTE

Council Tax Band: TBA



**£349,995**



FIRST FLOOR

## Energy Efficiency Rating

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

England & Wales

EU Directive  
2002/91/EC



## Environmental Impact (CO<sub>2</sub>) Rating

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

England & Wales

EU Directive  
2002/91/EC



