



12 Maple Avenue, Catterick Garrison, N. Yorkshire, DL9 4RS  
Offers over £189,000





## 12 Maple Avenue, Catterick Garrison, N. Yorkshire, DL9 4RS

BEAUTIFULLY PRESENTED 3 Bedroom Semi-detached Home with GARAGE & Off-street Parking.

Popular residential area with GOOD-SIZED living space: Large 4.81m x 3.87m max/15'9" x 12'8" KITCHEN DINING ROOM, SITTING ROOM, CLOAKS/WC & STORE; 3 good BEDROOMS, BATHROOM & EN-SUITE. Private Rear GARDEN, GARAGE & PARKING. Gas Central Heating & UPVC Double Glazing - CALL NOW TO VIEW.

NB: EPC: 81 - 'B'

### ENTRANCE HALL

Feature tiled floor & radiator. Staircase to first floor & UPVC double glazed window to front.

### CLOAKS/WC 1.49m max x 1.47m (4'10" max x 4'9")

Washbasin & WC, tiled floor, radiator & UPVC double glazed window to front.

### SITTING ROOM 4.82m x 3.00m (15'9" x 9'10")

TV Point, radiator & UPVC double glazed windows to front & rear.

### KITCHEN/DINING ROOM 4.81m x 3.87m max (15'9" x 12'8" max)

A Great space for entertaining: fitted with a range of wall & floor units with worktops & 1 & ½ bowl sink, integrated 4-ring gas hob with stainless steel splash-back & extractor over, electric oven, fridge, freezer, dishwasher & plumbing for washing machine. Concealed Ideal gas 'combi-boiler', tiled floor, TV point, down-lighting & 2 radiators. Useful STORE, UPVC double glazed window to front & UPVC double glazed patio doors to rear.

### FIRST FLOOR LANDING

Loft hatch & radiator.

### BEDROOM 1. 4.23m max into robes x 2.75m min (13'10" max into robes x 9'0" min)

Built-in wardrobes, TV point, radiator, & UPVC double glazed window to front.

### EN-SUITE 2.15m x 1.92m max (7'0" x 6'3" max)

Shower cubicle with Aqualisa shower, washbasin & WC;

splash tiling, down-lighting & radiator. UPVC double glazed window to front.

### BEDROOM 2. 3.68m max x 2.41m min (12'0" max x 7'10" min)

Plus built-in store cupboard, radiator & UPVC double glazed window to front.

### BEDROOM 3. 2.34m x 2.00m (7'8" x 6'6")

Radiator & UPVC double glazed window to rear.

### HOUSE BATHROOM 1.96m x 1.68m (6'5" x 5'6")

Panelled bath, washbasin & WC; splash tiling, down-lighting & radiator. UPVC double glazed window to rear.

### OUTSIDE FRONT

Gravel 'shed' area, picket fenced lawn & gravel area with outside light point. Tarmac off-street Parking leading to:

### GARAGE 5.23m x 2.62m (17'1" x 8'7")

Up & over door, light & power.

### OUTSIDE REAR

Enclosed REAR GARDEN Side gate from front to pleasant screened garden with decked area, artificial lawn, pebble border, outside light point & cold water tap.

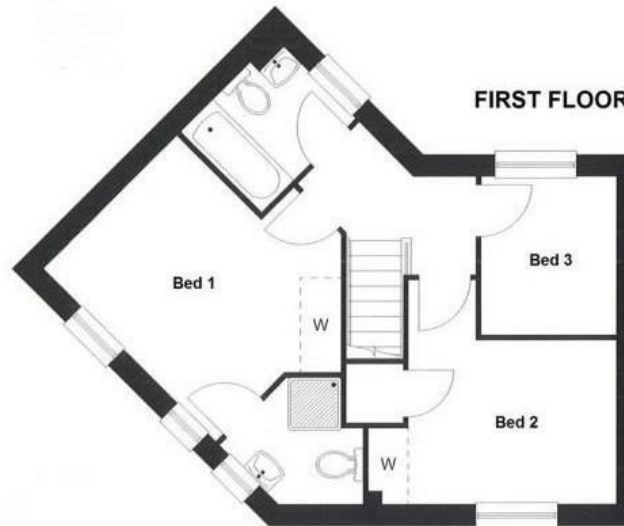
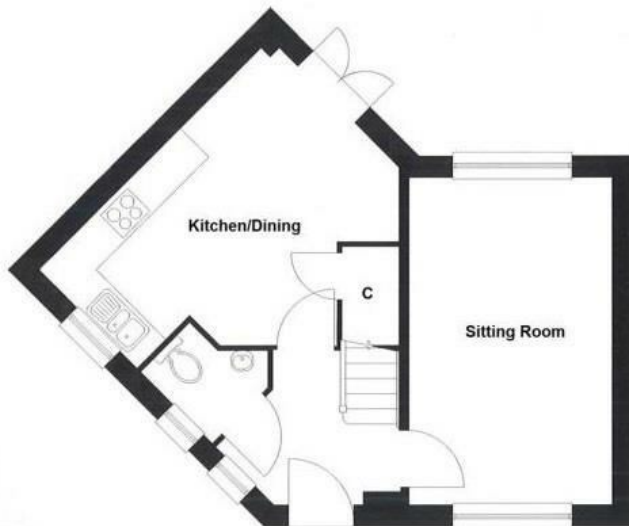
### NOTE

- (1) Council Tax Band: C
- (2) 'Green-fees' apply approx £180
- (3) EPC: 81 - B



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Sketch Plan for Identification Purposes Only  
 The placement & size of walls, doors, windows, staircases & fixtures  
 are approximate & cannot be relied upon as other than for guidance purposes only



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>93</b>
(81-91) <b>B</b>	<b>81</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>		<b>96</b>
(81-91) <b>B</b>	<b>84</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		

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