



42 St. Johns Road, Hipswell, Catterick Garrison, Yorkshire, DL9 4BJ
Offers over £165,000



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This terraced house presents an excellent opportunity for families and first-time buyers alike. The property boasts three generously sized bedrooms.

Upon entering, you will find a welcoming reception room that serves as a perfect gathering space for family and friends. The heart of the home is undoubtedly the refitted kitchen, which combines modern design with functionality, making it ideal for culinary enthusiasts. The refitted bathroom complements the property beautifully, offering a fresh and contemporary feel.

One of the standout features of this home is the open aspect to the rear, allowing for an abundance of natural light and a pleasant view, enhancing the overall living experience.

Given its appealing attributes and prime location, we highly recommend scheduling a viewing to fully appreciate what this property has to offer.

HALLWAY

A UPVC double glazed entrance door leads into the hallway, there is a staircase leading to the first floor and doors into the lounge and the kitchen/diner.

LOUNGE 5.99 x 3.50 (19'7" x 11'5")

With a UPVC double glazed window to the front and patio doors leading into the garden room, wooden effect flooring, tv aerial point, feature panelled wall, media wall with beamed mantel and space for an electric stove and a central heating radiator.

GARDEN ROOM 5.77 x 1.62 (18'11" x 5'3")

With nice views of the garden and farm land beyond. Central heating radiator, wooden effect flooring and patio doors leading out to the rear garden.

KITCHEN / DINING ROOM 6.26 x 3.37 (widest point) (20'6" x 11'0" (widest point))

With a range of wall, base and drawer units with wooden effect worktops and upstands. Circular sink unit with mixer tap over, range cooker with 7 burner gas hob, matching extractor hood, integrated fridge freezer and dishwasher. Plumbing for a washing machine, tiled flooring, two central heating radiators, spot lights, under stairs store cupboard, UPVC double glazed window and UPVC double glazed door leading into the conservatory.

FIRST FLOOR

LANDING

With an airing cupboard, central heating radiator and loft

hatch providing access into the roof void which is partially boarded and has a light. The Baxi combi central heating boiler is located in the loft.

BEDROOM 1 2.32 x 1.65 (7'7" x 5'4")

A double bedroom at the front of the property with a cupboard over the stairs with hanging rail, UPVC double glazed window and a central heating radiator.

BEDROOM 2 4.13 x 2.83 (13'6" x 9'3")

A double bedroom at the rear with a UPVC double glazed window with far reaching views and a central heating radiator.

BEDROOM 3 3.33 x 1.99 (10'11" x 6'6")

With a UPVC double glazed window to the front and a central heating radiator.

BATHROOM 2.32 x 1.65 (7'7" x 5'4")

With a white suite comprising of bath with dual head shower and a glass panelled shower screen, wash hand basin with a vanity drawer unit beneath, w.c, heated towel radiator, part tiled walls, extractor fan and a UPVC double glazed window with obscured glass.

EXTERNALLY

To the front of the property there is a tiered garden. The enclosed rear garden is laid with astro turf. The property backs onto farmland and has lovely far reaching views.

NOTES

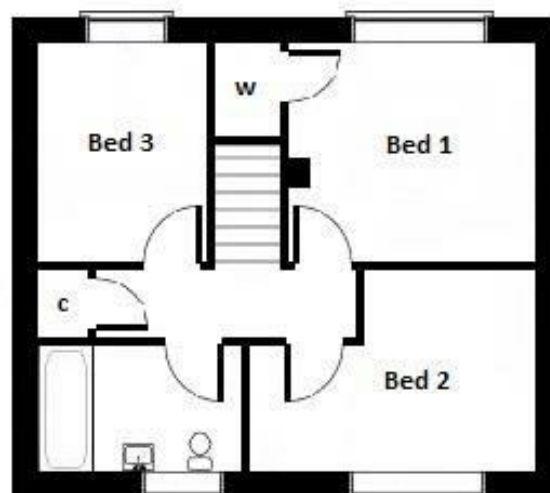
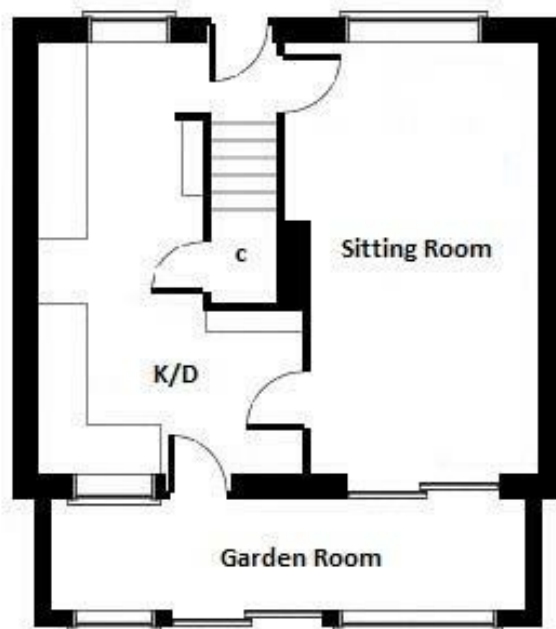
* FREEHOLD

* COUNCIL TAX B



OFFERS OVER £165,000

St Johns Road



FIRST FLOOR

SKETCH PLAN NOT TO SCALE FOR IDENTIFICATION ONLY
The placement and size of all walls, doors, windows, staircases and fixtures are only approximate and cannot be relied upon as anything other than an illustration for guidance purposes only. No representation has been made by the seller, the agent or PotterPlans

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		

73 80

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		

53 68

England & Wales

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