

TO LET ON AN ASSURED SHORTHOLD TENANCY FOR 6 MONTHS INITIALLY

**36 HAMBLETON ROAD**  
**CATTERICK GARRISON, RICHMOND DL9 4HT**



**AN ATTRACTIVELY PRESENTED 2-BEDROOMED SEMI-DETACHED MODERN FAMILY HOUSE IN A QUIET RESIDENTIAL AREA OFFERING SPACIOUS LIVING ACCOMMODATION**

- Full Gas Fired Central Heating
- UPVC Sealed Unit Double-Glazing
- 2 Double Bedrooms
- 2 Designated Off Road Parking Spaces
- Good Sized Rear Garden, Patio & Decking
- Quality Fitted Kitchen & Bathroom

**Rent: £525 Per Calendar Month**

**NO DSS, NO SMOKERS, NO PETS**

# 36 Hambleton Road, Catterick Garrison, Richmond DL9 4HT

## SITUATION

Northallerton 15 miles      Scorton 5 ½ miles  
Richmond 6 miles  
(All distances are approximate)

The property is attractively and conveniently located on the outskirts of Catterick Garrison in a pleasant semi rural area nicely set back from any major roads. It enjoys excellent access to the A1 both at Catterick and Scotch Corner and provides easy commuting to Richmond, Catterick, Northallerton and surrounding areas. The property is very conveniently situated for the Garrison and the Racecourse which is within convenient distance and the property may appeal to the racing enthusiast.

The A1 trunk road is within four miles of the property and provides good road links north and south. There are main line train stations at Northallerton and Darlington which provides direct access between London and Edinburgh providing a journey time to London of some 2 ½ hours approximately. Additionally via the Transpennine Line that calls at these stations there is direct access to Newcastle, Middlesbrough, York, Liverpool, Manchester and Manchester Airport.

International Airports can be found at Durham Tees Valley (30 minutes), Newcastle, Leeds/Bradford and Manchester.

## AMENITIES

**Shopping** – market town shopping is available at Richmond, Northallerton and Bedale, whilst the major centres of Teesside, York, Leeds and Newcastle are within convenient commuting distance and the property is within walking distance of the good range of local facilities in Catterick Garrison.

**Schools** – the area is well served by good state and independent schools. There are Primary Schools at Catterick, the Garrison, Brompton on Swale and Bolton on Swale with secondary schools at Richmond, Northallerton and surrounding areas.

**Shooting & Fishing** – the property is attractively positioned in an area renowned for its quality shoots and good fishing being within easy reach of the North Yorkshire Dales and close to local rivers and ponds.

**Racing** – Catterick, Thirsk, York, Sedgfield, Redcar, Ripon, Beverley and Doncaster.

**Golf** – Richmond, Catterick. Romanby (Northallerton), Thirsk, Darlington, Bedale.

**Leisure Centres** – Scotch Corner, Darlington, Richmond, Bedale and Northallerton

## DIRECTIONS

Coming from the centre of Catterick, head out towards the Saddle Club, turn down Lewes Road, proceed down this road, Chip Shop on the left, turn left into the estate and almost immediately turn left again. Follow the road around and it's on the left.

## DESCRIPTION

The property comprises an attractively positioned, nicely laid out and spacious 2-bedroomed modern semi detached traditional family property which enjoys the benefit of good sized gardens to front together with two tarmac spaces for off road parking whilst to the rear the property enjoys nicely laid out patio, decking and rear lawned garden area all of which enjoy a high degree of privacy backing onto farmland as it does.

Internally the property enjoys UPVC sealed unit double glazing and gas fired central heating. It has well laid out and spacious 2-double bedroomed family accommodation with on the Ground floor a good sized nicely fitted kitchen whilst to the first floor there is a particularly attractive fully fitted bathroom with electric shower over bath.

## ACCOMMODATION

In through the hardwood front door in to entrance hall

**Entrance Hall**  
**1.62m x 3.47m (5'4"x 11'5")**

Stairs to first floor. Ceiling light point. Radiator. Good sized under stairs storage/potential office area which enjoys the benefit of light power and internet connection point. Door through to the sitting room

**Sitting Room**  
**3.10m x 4.39m (10'2"x 14'5")**

Enjoys the benefit of wall mounted gas fire with central heating back boiler. Fitted TV plinth beneath which there is a TV point, and telephone connection point. Additional telephone point. Ceiling light point and radiator. Windows front and rear.

**From Hallway**  
**Kitchen**  
**4.37m x 2.56m (14'4 "x 8'5")**

Enjoys the benefit of a good range of base and wall cupboards, work surfaces with inset single drain, single bowl stainless steel sink unit with easy turn taps over. Space and point for gas and/or electric cooker. Space and plumbing for auto wash. Space for fridge freezer. Wall mounted extractor fan. Ceiling light point and a radiator. Fully tiled splash backs

Door through to

**Utility Room**  
**1.77m x 1.83m (5'10"x 6')**

Space and plumbing for auto wash. Ceiling light point. Part glazed rear wooden door leads out to rear garden.

## STAIRS TO FIRST FLOOR

Stairs have painted balustrade and spindles leading to half landing.

## **Bathroom**

**1.65m x 2.25m (5'5" x 7'5")**

Fully tiled walls and suite comprises tiled panel cast bath with easy turn hot and cold taps. Essential 8.5 electric shower over.

Expel air extractor fan and ceiling light point. Duo flush WC. Unit inset wash basin with easy turn mixer tap. Benefit of shaver light and socket over wall mounted shaving mirror. Wall mounted chrome heated towel rail and radiator. With addition ceiling light point. Wood laminate flooring.

Then proceed to main landing which has attic access and ceiling light point. Airing cupboard with emersion heater and has shelf storage over.

PLEASE NOTE: The Attic is accessed by a retractable loft ladder. The main part of the attic is boarded out to provide a very useful storage area, and it has the benefit of light and power.

## **Main Bedroom**

**3.05m x 4.39m (10'x 14'5")**

Wall length coloured glass fronted doors incorporating an excellent range of cloaks hanging, shelf storage etc. Ceiling light point and radiator.

## **Bedroom 2**

**2.56m x 4.39m (8'5"x 14'5") max into**

Double wardrobe with cloaks hanging rail and useful shelved storage to side with cupboard storage over. Ceiling light point and radiator.

## **OUTSIDE**

### **Rear Garden**

Which opens out on to a good area, all flagged patio, which has post and panelled fencing to the rear and steps up to the main garden, which runs across the back and to the side which is predominantly lawned with a corner area of raised decking. The property enjoys the benefit of a brick built shed together with concrete plinth and modern shed which measures 6 x 6. Gated access to the side which allows access to a concrete walkway which leads to the patio.

## **GENERAL REMARKS & STIPULATIONS**

### **RENT:**

**£525.00** per calendar month

### **VIEWING:**

Through Northallerton Estate Agency – tel. No. 01609 – 771959

### **COUNCIL TAX:**

The Tenant will be responsible for paying the Council Tax on the property. We are verbally informed by Richmond District Council that the Council Tax Band is B.

## **SERVICES:**

The Tenant will be responsible for paying all mains services and fuel consumed on the property, including electricity, gas, water and telephone.

## **DECORATION:**

The property will be let on the understanding that no decoration is undertaken by the Tenant and the property is returned in the same decorative order as it is let out.

## **AGENT'S FEES:**

The Tenant will pay the Agent's fees in preparing the Tenancy Agreement and Counterpart in the sum of **£176.25**.

## **BOND:**

The Tenant will be required to pay a Bond of **£700.00**. This sum will be returnable to the Tenant when he/she vacates the property provided that the Tenant has left the property in a clean and tidy condition and has not caused any damage to the property, subject to normal wear and tear and subject to all rents being paid up to date.

## **PERIOD OF LETTING:**

6/12 months initially on an Assured Shorthold Tenancy. Longer term tenancy is available by the discretion of the Landlord.

## **INSURANCE:**

The Landlord will insure the structure and his contents and the Tenant will insure his/her contents.

## **PETS:**

The property is let on the condition that no animals or pets are kept on the property.

## **SMOKING:**

A no smoking policy should be observed inside the house.

## **GARDENS:**

The gardens are to be kept tidy throughout the Tenancy term and the Landlord reserves the right to have the gardens put back into reasonable order at the end of the term should the Tenant not have honoured their obligation and the cost of this will be deducted from the Bond.

## **REFERENCES:**

The Letting Agents will require references. Seriously interested parties should contact the Letting Agents for a form (one form per single person) which is to be completed and returned to them, together with a cheque for **£30.00** per person.



#### COMMITMENT

Northallerton Estate Agency does not seek to avoid our criminal and civil liabilities by the use of cleverly worded small print. Our staff have undergone training and follow set procedures, but it is not possible for us to guarantee that everything written in our sales particulars is accurate. Please note that unless stated otherwise:

- These particulars have been prepared in all good faith to give a fair and overall view of the property. If any points are particularly relevant to your interest in the property, then please ask for further information/verification
- These particulars are set out as a general outline only for the guidance for intending purchasers and do not constitute, nor constitute a part of, an offer or Contract.
- All descriptions, dimensions, measurements, distances referred to, are given as a guide only and are NOT precise. If such details are fundamental to purchase, purchasers must rely on their own enquiries. All statements do not constitute any warranty or representation by the Vendor or his/her Agents.
- We have NOT been instructed to carry out a physical survey of the property, a structural survey nor to test any of the services, fixtures, fittings or appliances which pass through, in, on, over, under or attached to the property (whether or not referred to in these particulars). Any equipment appliance or service mentioned, has not been tested by us, nor is it the subject of any guarantee.
- Any plans may not be to scale and are for identification purposes only.
- Items included in the written text are included in the sale. All others are excluded regardless of their inclusion of any photograph.
- You should place no reliance on anything stated verbally by any of our staff unless the matter is confirmed by us in writing. If any issue (included or not in these particulars) is of major importance to your interest in this property, please ask us for further information.

In the event of any grievance, via our in-house complaints procedure we will consider why we may not have given you the high standards you have a right to expect from us. Should you then still be dissatisfied, we will advise you of the options of mediation, arbitration or civil action which you may pursue your complaint.

N252 Printed by Ravensworth 01670 71330