



WALKERVILLE ROAD, COLBURN, CATTERICK  
GARRISON  
£134,000



Northallerton  
Estate Agency



# Walkerville Road

Catterick Garrison, DL9 4WG

**17 WALKERVILLE ROAD IS A 2 BEDROOM IDEAL FIRST TIME BUYER HOME. WITH OFF STREET PARKING AND CLOSE TO THE A1. THIS IS A MUST SEE PROPERTY BUT IS SUBJECT TO THE 106 AGREEMENT THAT THE PURCHASER MUST WORK IN THE LOCAL AREA.**

- OFF STREET PARKING
- EPC RATING B
- MAINS GAS, WATER & ELECTRIC
- IDEAL FIRST TIME BUYER HOME
- CLOSE TO A1
- 2 BEDROOM

## ENTRANCE HALL

CEILING LIGHT POINT, DOUBLE RADIATOR AND CLOAKS HANGING

## KITCHEN AREA

GOOD RANGE OF BASE AND WALL UNITS WITH WOOD WORKTOPS, SINGLE DRAINER AND 1 & 1/2 BOWL, INSET 4 RING GAS HOB AND BOSCH OVEN BELOW, SPACE FOR WASHING MACHINE AND FRIDGE FREEZER, WALL MOUNTED IDEAL LOGIC COMBI BOILER, CEILING LIGHT POINTS.

## LIVING ROOM

CEILING LIGHT POINT, RADIATOR, FRENCH DOORS OUT TO REAR GARDEN, TV POINT, PHONE POINT, WOOD EFFECT FLOORING.

## WC

WALL LIGHT, EXTRACTOR FAN, LOW LEVEL WC AND WASH BASIN

## BEDROOM 1

CEILING LIGHT POINT AND RADIATOR

## BEDROOM 2

3/4 WIDTH, GLASS FRONTED WARDROBE, RADIATOR, CEILING LIGHT POINT

## BATHROOM

WHITE SUITE COMPRISING OF BATH, WC AND WASH BASIN, WALL MOUNTED MIRROR, HEATED TOWEL RAIL AND EXTRACTOR FAN

THIS PROPERTY IS SUBJECT TO A 106 AGREEMENT WHERE THE PURCHASER MUST WORK IN THE LOCAL AREA AND FOR THAT REASON IS PRICED 20% BELOW MARKET VALUE.

VIEWING - BY APPOINTMENT THROUGH THE AGENCY

- Tel. No. 01609 771959

TENURE - FREEHOLD

SERVICES - MAINS GAS, WATER, ELECTRIC &

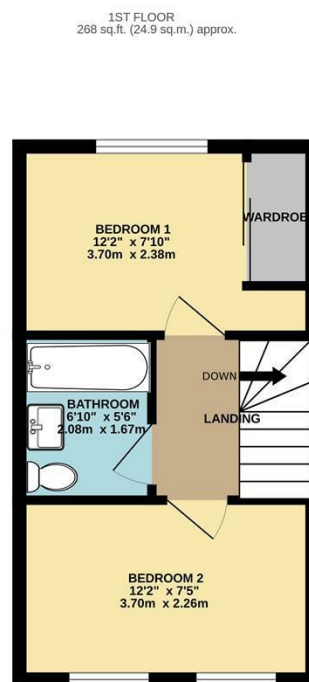
DRAINAGE

NYCC TAX BAND - B

EPC - B



Call us to arrange a viewing on **01609 771959**



17, WALKERVILLE ROAD COLBURN, CATERICK GARRISON, DL9 4WG

TOTAL FLOOR AREA: 537 sq.ft. (49.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating		Current	Potential
	101-120	A	
	81-100	B	
	61-80	C	
	41-60	D	
	21-40	E	
	1-20	F	
	1-10	G	
Not energy efficient - higher running costs			
Energy efficient - lower running costs			
England & Wales			

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