



19 Cookson Way

Brough With St. Giles, Catterick Garrison, DL9 4XG

£179,000



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HALL – LIVING ROOM – KITCHEN – SITTING ROOM/BEDROOM 4 – EN-SUITE SHOWER ROOM/WC – 3 BEDROOMS – BATHROOM/WC – GARAGE - GARDENS

GAS CENTRAL HEATING
DOUBLE GLAZING

The property comprises....

COVERED ENTRANCE:

With glazed panelled door to....

HALL:

Having staircase to the first floor.

LIVING ROOM:

10'5" x 16' (3.18m x 4.88m)

A good-size living room with window to the front and feature fireplace surround with inset coal-effect fire.

KITCHEN:

13'6" x 8'9" (4.11m x 2.67m)

Fitted with range of units in beech finish with worksurfaces, sink unit, tiled surrounds, built-in oven, hob and extractor, breakfast area, understairs cupboard and glazed doors to....

SITTING ROOM/BEDROOM 4:

14'7" max x 12'3" (4.45m max x 3.73m)

Providing an additional annex living room or bedroom as required with doors to the side and rear and....

EN-SUITE SHOWER ROOM/WC:

Having tiled shower cubicle, wash-hand basin, WC and heated towel rail.

LANDING:

With airing cupboard housing combi boiler.

BEDROOM 1:

10'5" x 8'10" (3.18m x 2.69m)

With window to the front and overstairs cupboard.

BEDROOM 2:

5'9" x 10' (1.75m x 3.05m)

Overlooking the rear gardens.

BEDROOM 3:

7'7" x 6'10" (2.31m x 2.08m)

Again to the rear of the property.

BATHROOM/WC:

7'2" x 5'6" (2.18m x 1.68m)

Having panelled bath with shower above, wash-hand basin in vanity unit, WC and tiled surrounds.

GARAGE:

(9' x 17'9") A good-size single garage with light, power and personnel door to the side.

GARDENS:

Lawned front garden area with mature conifer, driveway to the side and additional hardstanding.

Flagged and terrace garden stretching to the rear.

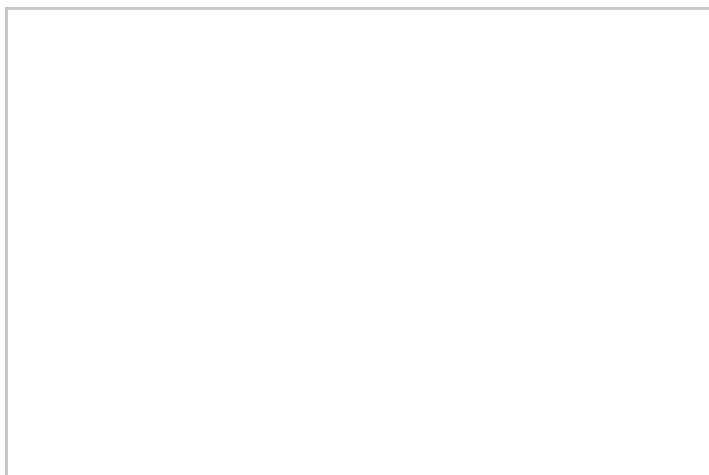
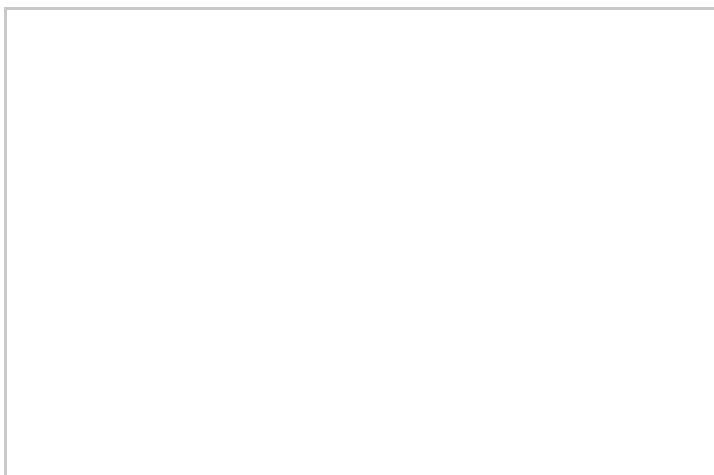
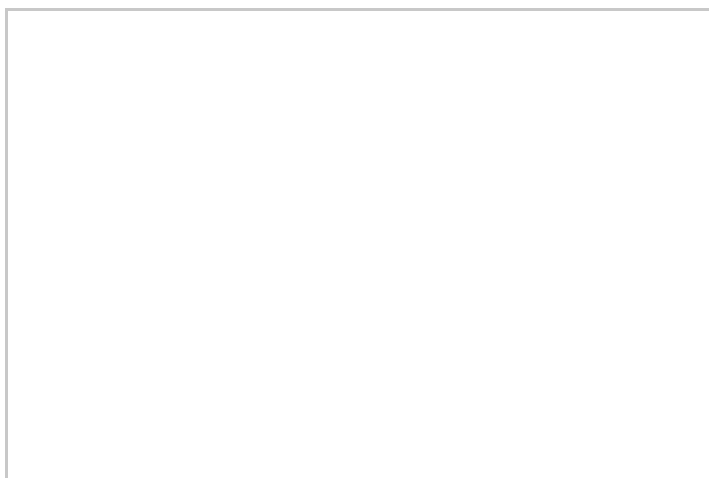
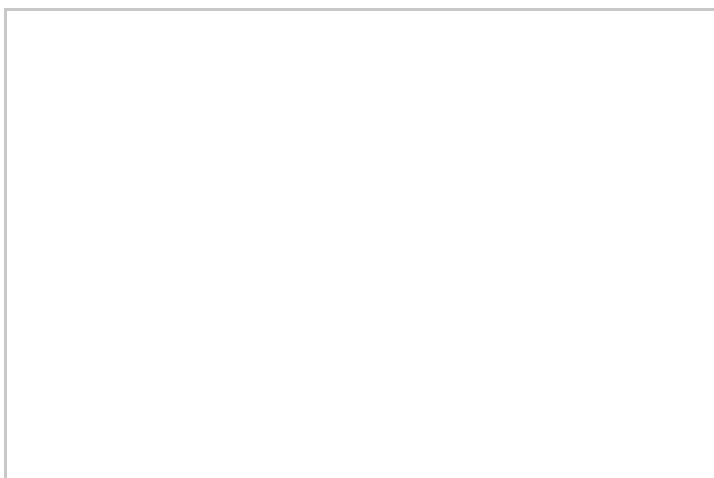
FINER INFORMATION

- Tenure: Freehold
- Services: The property is connected to mains gas, electricity, water and drainage.
- Broadband & Mobile: Standard broadband previously connected at the property via Plusnet. Please check the

Tel: 01748 822 525

Ofcom website for other suppliers available and mobile coverage

- Council Tax Band: C
- EPC Rating: C76
- Heating: Gas-fired central heating.
- Note: Single storey extension to the rear completed 2007



Road Map



Hybrid Map



Terrain Map



Floor Plan

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GROUND FLOOR

FIRST FLOOR

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

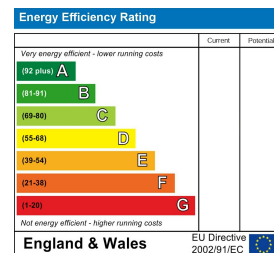
All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

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Viewing

Please contact our Richmond Office on 01748 822 525 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



Although every care is exercised to ensure that the particulars supplied are accurate, no responsibility whatever is accepted for any errors, inaccuracies or omissions or for any time, trouble or abortive expense incurred by applicants as a result thereof and they do not constitute a collateral warranty or form any part of the contract.