



# 13 SOMERSET CLOSE

Catterick Garrison, Richmond, North Yorkshire DL9 3HE



**GSC GRAYS**

PROPERTY • ESTATES • LAND



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## 13, SOMERSET CLOSE

Catterick Garrison, Richmond, North Yorkshire, DL9 3HE

A spacious three bedroom property, situated within walking distance to a wide variety of amenities. An ideal property for a first time buyer or investor.

A well proportioned, three bedroom family home, offering a good sized sitting room and dining kitchen, complete with a good amount of storage and a ground floor WC. To the first floor, there are three double bedrooms, as well as a neutral house bathroom and an enclosed private and well maintained garden to the rear. In addition, there is an allocated parking space close by.



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### Situation and Amenities

Situated in Catterick Garrison, the property is within easy access to the many local amenities including schools, a post office, a number of shops including Aldi, Tesco, leisure complex, swimming pool, village hall, doctors surgery and various public houses/restaurants.

Richmond 3.4 Miles, Darlington 14.6 Miles, Durham 35.6 Miles, Scotch Corner A1(M) and A66 6.4 miles, Durham Tees Valley Airport 19.9 Miles. Please note all distances are approximate. There are main line train stations at Darlington and Durham, with International Airports to be found at Durham Tees Valley, Newcastle, and Leeds/Bradford. The property lies within easy reach of the A66 and A1(M) bringing many areas within commuting distance. Please note that all distances are approximate.

### Accommodation Comprises: Ground Floor

The front door leads into the entrance hallway, with useful understairs storage cupboards, and a ground floor WC. The sitting room is a spacious room with a dual aspect and a doorway to the rear porch, as well as a feature fireplace. The dining kitchen has a dual aspect, a range of wall and base units with white frontage and granite effect work surfaces, space for free standing white goods, integrated fan oven, ceramic hob and stainless steel sink.

### First Floor

There are three bedrooms, two of which are good sized doubles. The principal bedroom has a window to the rear and a good range of fitted wardrobes and storage. The second bedroom, also a double has fitted wardrobes and window to the rear and the third bedroom has a window to the front. The house bathroom has a panelled bath with shower above, wash hand basin, WC, frosted glazed window to the front and heated towel rail.

### Externally

The property is approached by paved pathway with an open green area to the front. To the rear of the property, there is an enclosed garden, mainly laid to lawn with patio seating area, flower beds and timber fenced boundaries. There is a gate leading out to the rear of the property and an allocated parking space, close by.

### Tenure

The property is believed to be freehold with vacant possession on completion. The property is currently tenanted, on a rolling periodic tenancy.

### Local Authority and Council Tax Band

North Yorkshire Council. Tel 01748 829100.

The property is banded A.

### Services and Other Information

The property is served by gas fired central heating, mains electric, water and drainage connected.

Please note this property is of non standard construction.

There is an annual payment for the maintenance of communal areas within Somerset Close. The payment for 2023 was £426.89.

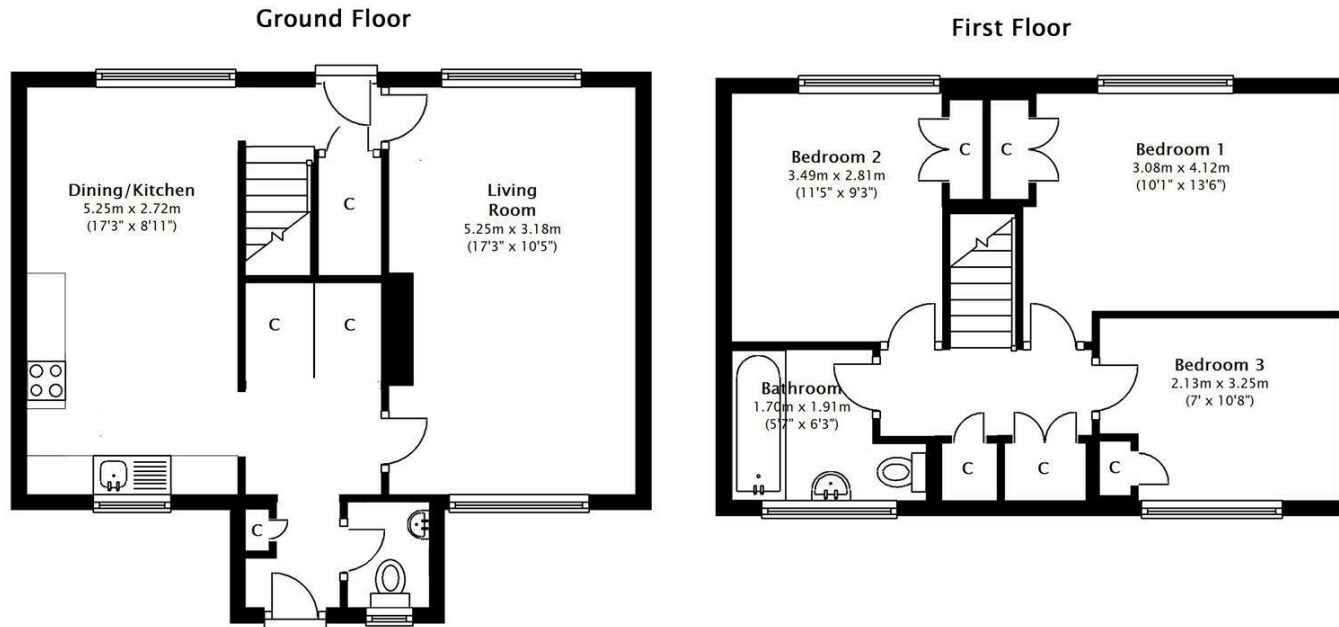
### Particulars & Photographs

The particulars were written and the photographs taken in July 2023.

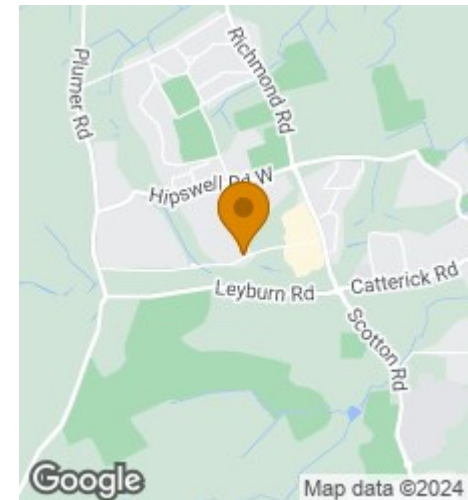




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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			80
(81-91) B			
(69-80) C			
(55-68) D		66	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



Whilst every attempt has been made to ensure the accuracy of the floorplans 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 not drawn to scale and is for illustrative purposes only & should be used as such by any prospective purchaser.

## Disclaimer Notice

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6. Please discuss with us any aspects that are important to you prior to travelling to the property.