



22 LEEMING LANE

Catterick, Richmond, DL10 7NL



GSC GRAYS

PROPERTY • ESTATES • LAND

22 LEEMING LANE

Catterick, Richmond, DL10 7NL

A semi-detached, three bedroom bungalow occupying a generous plot in the popular village of Catterick.

Situated in a tucked-away location, the property offers versatile and spacious living accommodation with a large living room, separate kitchen, a side porch providing useful storage, a bathroom and three bedrooms, two of which are good-sized doubles.

There are low-maintenance gardens to the front and rear along with private parking and a garage.

The property currently has a sitting tenant.



GSC GRAYS

PROPERTY • ESTATES • LAND

5&6 Bailey Court Colburn Business Park, Richmond, North Yorkshire, DL9

4QL

01748 829217

agency@gscgrays.co.uk

GSCGRAY.CO.UK



Situation and Amenities

Catterick is well located for those looking for a tranquil setting but with good commuting facilities. The village has its own primary school, local store, health centre, a public house, café, takeaways, hairdressers, service station and racecourse. There is a sports ground used for cricket and football. The nearby towns of Richmond, Bedale, Northallerton and Darlington provide a variety of further amenities including a range of independent and national retailers, schools, leisure facilities, restaurants and pubs.

Northallerton 13 miles, Darlington 16 miles, Harrogate 37 miles, York 47 miles, Leeds 52 miles, Newcastle 50 miles (all distances are approximate). East Coast mainline railway stations in Northallerton and Darlington and airports at Teesside, Newcastle and Leeds Bradford.

Accommodation

The front door leads into the kitchen, which has been fitted with a good range of units, an integrated cooker and space for free-standing white goods. From here, there is access through to the inner hallway, where there are further doors to the living room, three bedrooms and the house bathroom. There is also a separate entrance into the hallway from the side porch.

The living room has a feature fireplace with wooden surround and overlooks the private rear garden. The principal bedroom is a good-sized double with a window to the front and there are two further bedrooms overlooking the rear garden. The bathroom has a wash hand basin, w.c and bath with shower above.

Externally

Timber gates to the front of the property open up to a parking area and a substantial patio with a mature tree and plenty of space for pots. There is also a decked seating area.

A pathway to the side leads around to the enclosed rear garden, which is also low-maintenance with gravelled seating spaces.

The garage has double timber doors.

Services and Other Information

The property has gas central heating, mains electric, water. Shared septic tank drainage.

Viewings

Strictly by appointment with GSC Grays. Telephone: 01748 829 217.

Tenure

The property is freehold. There is currently a sitting tenant.

Local Authority

North Yorkshire Council. Council tax band B.

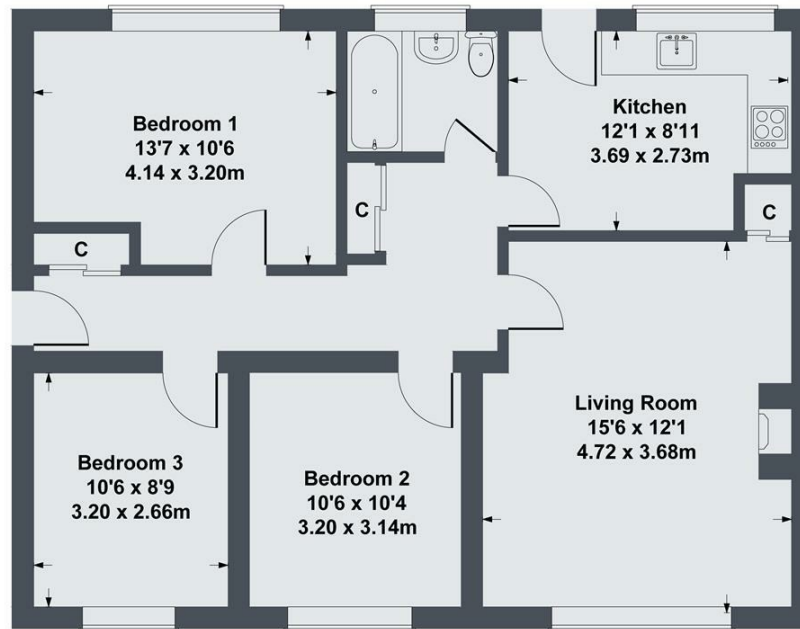
Particulars and Photographs

Particulars prepared and photographs taken May 2024.



22 Leeming Lane

Approximate Gross Internal Area
883 sq ft - 82 sq m



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.

Produced by Potterplans Ltd. 2024

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C	63	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



Disclaimer Notice

GSC Grays gives notice that:

1. These particulars are a general guide only and do not form any part of any offer or contract.
2. All descriptions, including photographs, dimensions and other details are given in good faith but no warranty is provided. Statements made should not be relied upon as facts and anyone interested must satisfy themselves as to their accuracy by inspection or otherwise.
3. Neither GSC Grays nor the vendors accept responsibility for any error that these particulars may contain however caused.
4. Any plan is for guidance only and is not drawn to scale. All dimensions, shapes, and compass bearings are approximate and should not be relied upon without checking them first.
5. Nothing in these particulars shall be deemed to be a statement that the property is in good condition, repair or otherwise nor that any services or facilities are in good working order.
6. Please discuss with us any aspects that are important to you prior to travelling to the property.