





### **WHAT'S THE PROPERTY LIKE?**

A beautiful detached family home situated in the popular and convenient location of Catterick Village. A substantial property with entrance hallway, guest wc, large lounge/dining room, a conservatory overlooking the rear garden, a spacious modern fitted kitchen with built in appliances, four bedrooms, en-suite and family bathrooms. There is a driveway and a single garage and pleasant gardens. This lovely property is available immediately.

### **WHERE IS IT?**

The picturesque Catterick Village, just a few miles from the historic market town of Richmond. A very popular and active village with a Co-op, garage, doctors, pharmacy, hairdressers, takeaways, pubs and a school. Also providing convenient links within 1/4 mile to the A1 north and south motorway junctions to Darlington, Newcastle, York and Leeds making this the ideal base for travelling throughout the region.

### **THINGS YOU NEED TO KNOW**

Postcode: DL10 7UB.

Council Tax Band: E - Richmondshire District Council.

EPC Rating: C.

Deposit: The deposit for this property is £1,211.00.

This is payable prior to move in and will be refunded at the end of the tenancy subject to terms and conditions.

Heating: Gas central heating.

Glazing: The property benefits from double glazing.

Parking: There is a driveway & garage.

Appliances included: Oven and hob, washing machine, dishwasher and fridge/freezer.

Available: Immediately.



### **LOVE IT? HOW TO APPLY....**

**Affordability:** As per our referencing companies requirements you will need a combined income of £31,500 to be able to pass the income check.

**Holding Deposit:** You will need to pay a holding deposit that is equivalent to 1 weeks rent (£242.00) and provide some personal and financial information (3 months bank statements) in order for us to commence with the referencing process. Your holding deposit will be deducted from your first months rent or refunded to you after 15 calendar days, whichever you are agreeable to.

Call now to register your interest on 01748 834373.



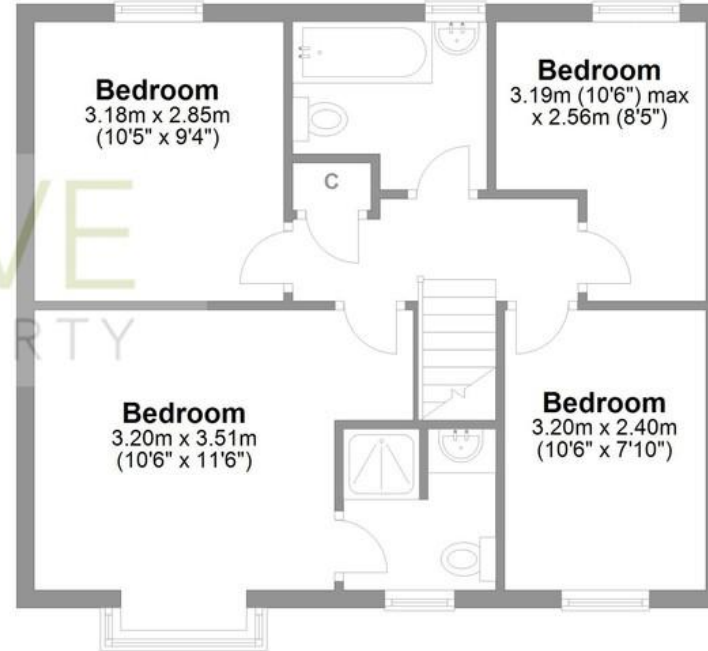




**Ground Floor**  
Approx. 67.4 sq. metres (725.9 sq. feet)

## St Paulinus Crescent Catterick Village

Total area: approx. 118.3 sq. metres (1273.7 sq. feet)



**First Floor**  
Approx. 50.9 sq. metres (547.8 sq. feet)

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. Created especially for Love Property by Vue3sixty Ltd

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