





### **What's the property like?**

67 Mallard Road is a lovely property on a good sized plot. The dining kitchen is modern with a door leading out to the rear decking area. The lounge is nice and spacious with a large front bay window providing lots of natural light.

Upstairs, both bedrooms are almost the same size and there is a contemporary bathroom.

There is a driveway to the side providing lots of off street parking, as well as an additional gravelled area and single garage. The garden has 3 tiers, all low maintenance, providing an excellent BBQ area and seating area. The rear of the property is surrounded by woodland so the gardens are nice and private.

### **Where is it?**

Mallard Road is situated on a popular estate in the sort after village of Scotton. This is a quiet leafy residential area just on the outskirts of Catterick Garrison approx. 2 miles from the centre of Catterick Garrison. Princes gate shopping centre is situated nearby and is home to various shops, bars/restaurants and the Empire Cinema. There is also a Tesco superstore, Aldi, Lidl and other food shops nearby. Catterick Leisure Centre has a gym and swimming pools and the historic market town of Richmond is just a short drive away (approx. 4 miles) with its many shops, bars and restaurants and small cinema. The area also provides convenient links within 3 miles to the A1 north and south making this the ideal base for travelling throughout the region.



### **Thing's you need to know....**

Postcode: DL9 3NP

Council Tax Band: B - Richmondshire District Council  
01748 829000. £1,593.68.

Bond: The bond for this property is £692. This will be refunded at the end of the tenancy subject to terms and conditions.

Heating: The property is heated via gas central heating.

Glazing: The property is double glazed.

Parking: There is ample parking and a garage.

EPC Rating: C.

Availability - August 2022.

### **Love it? How to apply....**

Things to be aware of before applying:

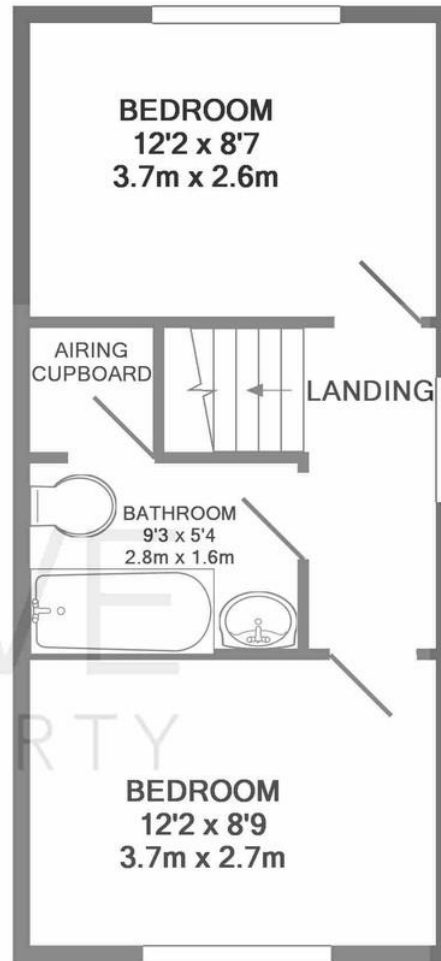
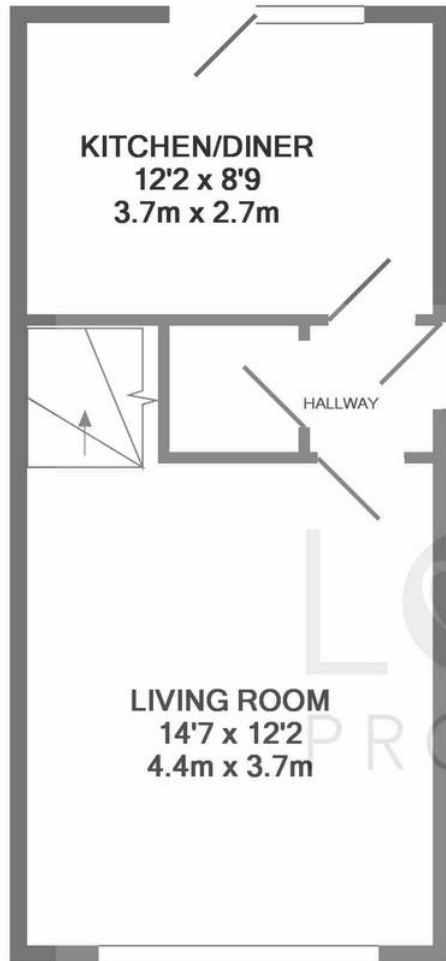
**Affordability:** As per our referencing companies requirements you will need a combined income of £18,000 per annum.

**Holding Deposit:** You will need to pay a holding deposit that is equivalent to 1 weeks rent (£138.00) and provide some personal and financial information (3 months payslips and 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. FLOOR  
AREA 322 SQ.FT.  
(29.9 SQ.M.)

1ST FLOOR  
APPROX. FLOOR  
AREA 322 SQ.FT.  
(29.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 644 SQ.FT. (59.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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