







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

Located in a quiet residential area of Catterick Garrison, just minutes from local shops and amenities is this semi-detached two bedroom property comprises of an entrance hallway, spacious living room, dining kitchen with room for a table and chairs, first floor landing, large master bedroom, a good sized second bedroom (both with in-built wardrobes) and a family bathroom. The property benefits from lots of storage space throughout and has gas central heating and double glazing. The property has just undergone refurbishment throughout.

Externally there is a small lawn to the front of the property and a generously sized private garden to the rear which is fully enclosed and has a paved patio and brick-built shed. Included with this property is an allocated parking space located just outside the front door, there is also a garage which is situated in a block nearby.

### **Where is it?**

Hambleton Road is located in a quiet residential area in Catterick Garrison and just is drive/walk away from schools, bus links and the Princess Gate shopping park which 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. The historic market town of Richmond is just a short drive away (approx. 4 miles) and has many shops, bars and restaurants and small cinema based in the picturesque Richmond Station. The property is situated close to the A1, providing great transport links to bigger towns



and cities.

### **Things you need to know....**

Postcode: DL9 4HT

Council tax band: B - Richmondshire District Council  
01748 829100

Bond: The bond for this property is £721. This will be refunded at the end of the tenancy subject to terms and conditions.

Benefits: The landlords will consider applicants on top up benefits with a guarantor.

Pets: Pets will be considered for this property at an extra cost of £25 which will be added to the monthly rent.

Heating: The property is heated by gas central heating.

Parking: There is an allocated parking space and a garage.

EPC: C

Available: Immediately.

### **How do I apply?**

Things to be aware of before applying:

Affordability: As per our referencing companies requirements you will need a combined income of £21,428.

Holding Deposit: You will need to pay a holding deposit that is equivalent to 1 weeks rent (£144.00) 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

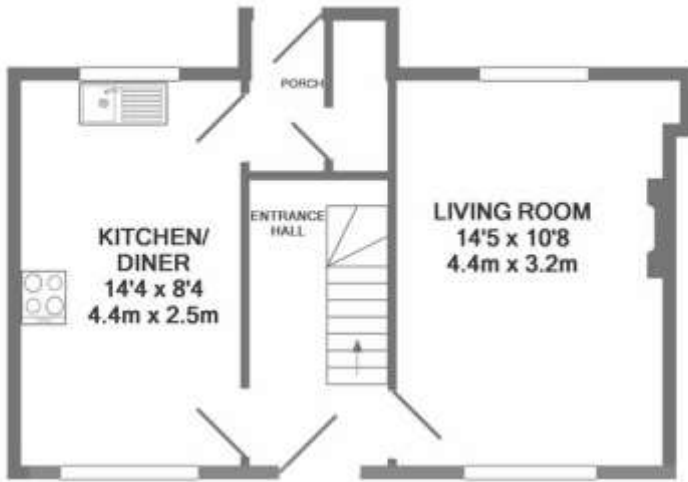


your first months rent or refunded to you after 15 calendar days, whichever you are agreeable to.

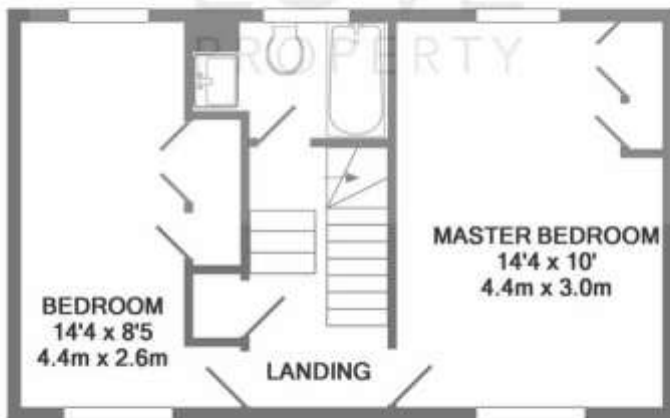
Call now to register your interest on 01748 834373.







GROUND FLOOR  
APPROX. FLOOR  
AREA 353 SQ.FT.  
(32.8 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 338 SQ.FT.  
(31.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 692 SQ.FT. (64.3 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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