





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

A superbly presented family home situated in a convenient location with access to shops, schools and amenities. This three bed terrace has a large living room, modern fitted kitchen, three bedrooms and a modern bathroom. Available from August 2022

### **WHERE IS IT?**

8 Walnut Avenue is conveniently placed for local amenities, shops, schools, a health centre, leisure centre and community centre. If this isn't enough, Catterick Garrison is just a short drive away and has the Princess Gate shopping park which is home to a cinema, restaurants and a selection of retail shops. The property is situated close to the A1, providing great transport links to bigger towns and cities.

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

Postcode: DL9 4UX.

Council Tax Band: A - Richmondshire District Council -

Deposit: The deposit for this property is £801. This is payable prior to move in and will be refunded at the end of the tenancy subject to terms and conditions.

Heating: Gas fired central heating.

Glazing: Double glazing throughout.

EPC Rating: E.

Available: 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 £20,850.

**Holding Deposit:** You will need to pay a holding deposit that is equivalent to 1 weeks rent (£160.00) 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.

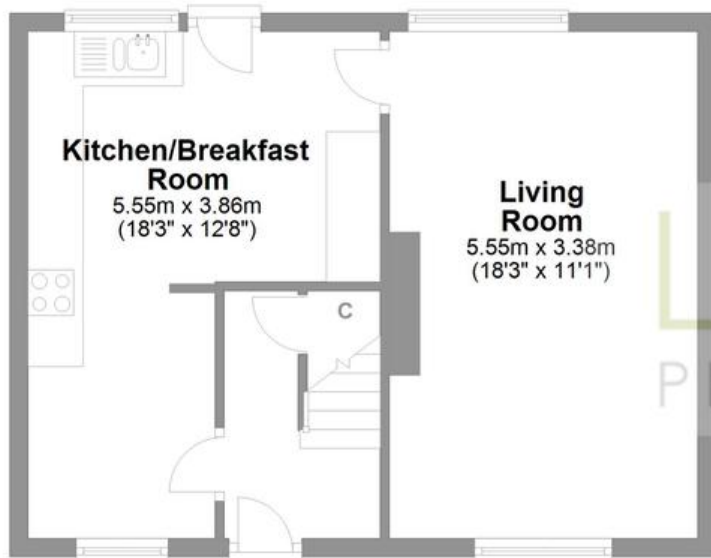
Call now to register your interest on 01748 834373





# Walnut Avenue Colburn

Total area: approx. 81.7 sq. metres (879.4 sq. feet)



**Ground Floor**  
Approx. 40.7 sq. metres (437.9 sq. feet)



**First Floor**  
Approx. 41.0 sq. metres (441.5 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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Catterick Garrison

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