





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

A superbly presented semi detached home situated on a popular residential development on the outskirts of the Garrison. With open views to the rear aspect, living room with a double glazed conservatory off, a fitted dining kitchen, utility room, two double bedrooms and a bathroom. There is off parking, a garage and a good sized garden to rear with a summer house/home office overlooking fields. Keen gardeners only for this delightful property which is available immediately.

### **WHERE IS IT?**

Cleveland 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.



### **THING'S YOU NEED TO KNOW....**

Postcode: DL9 4JR

Council Tax Band: B - Richmondshire District Council.

Deposit: The deposit for this property is £750. This is payable prior to move in and will be refunded at the end of the tenancy subject to terms and conditions.

Pets: Unfortunately pets will not be considered at this property.

Appliances: Oven, hob and dishwasher.

Heating: Gas fired central heating.

Glazing: Double glazing throughout.

EPC Rating: C.

Available from: Immediately.

### **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 £19,500 per annum.

Holding Deposit: You will need to pay a holding deposit that is equivalent to 1 weeks rent (£150.00) 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.

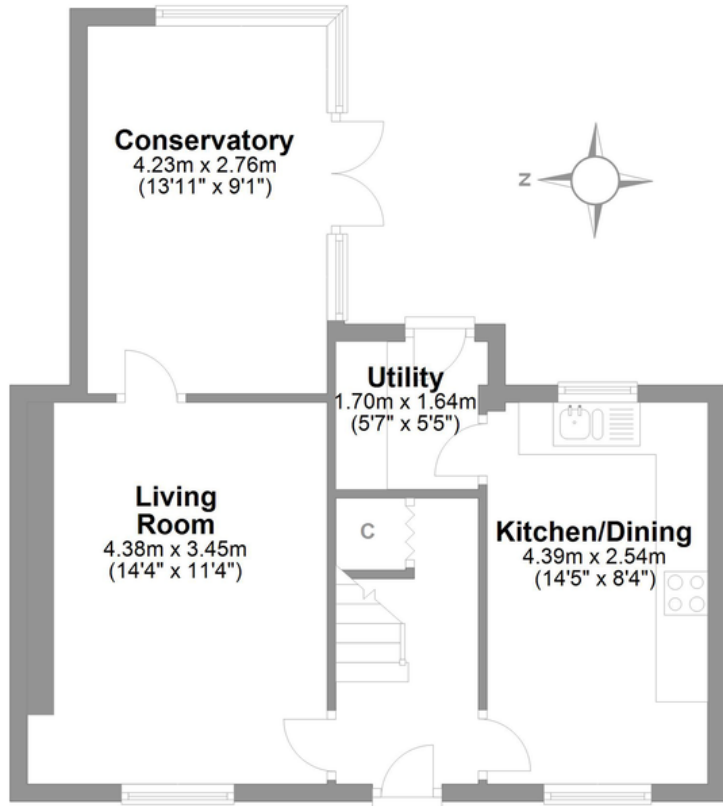
Call now to register your interest on 01748 834373.



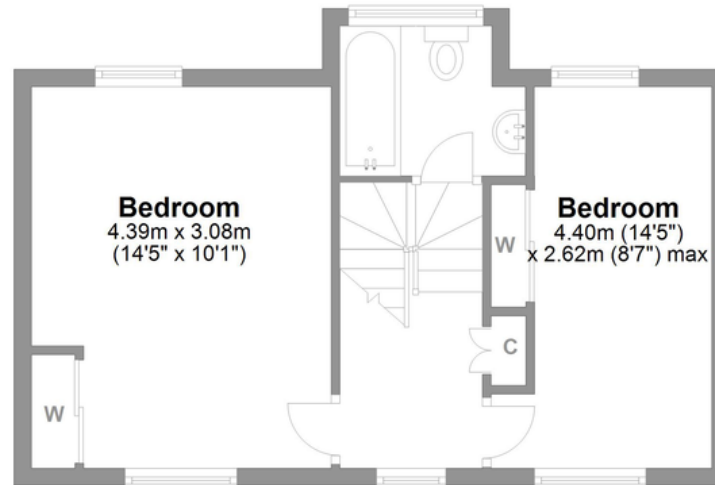


# Cleveland Road Catterick Garrison

Total area: approx. 81.5 sq. metres (877.6 sq. feet)



Ground Floor



First Floor

# LOVE PROPERTY

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

01748 834 373

hello@lovepropertyuk.co.uk

find us on Facebook

@lovingproperty

Catterick Garrison

18 Richmond Road, Catterick

Love Property UK Ltd

Company Registration No. 6779915

[www.lovepropertyuk.co.uk](http://www.lovepropertyuk.co.uk)