





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

A spacious semi detached family home situated in a popular estate location within the Garrison.. With a good sized living room, large dining kitchen, guest cloaks/wc, three bedrooms, en-suite shower room and family bathroom. There are gardens to front and rear and a driveway and single garage. This ideal family home is available immediately.

### **WHERE IS IT?**

Rosebud Way is situated on Woodside Chase, a growing development which benefits from being just a short walk from Colburn leisure centre, a hub for families to partake in a wide range of activities and clubs. Colburn has its fair share of local amenities, with local shops, a health centre and a community centre. If this isn't enough, Catterick Garrison is a short drive away from 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 4RY

Council Tax Band: C - Richmondshire District Council

Deposit: The deposit for this property is £980. This is payable prior to move in and will be refunded at the end of the tenancy subject to terms and conditions.

Pets: Pets will be considered on a case by case basis.

Heating: Gas fired central heating.

Glazing: Double glazing throughout.

Appliances: Integrated oven and hob, washing machine and dishwasher.

EPC Rating: B.

Available from: Immediately.

Local Schools:

Colburn Community Primary School, Colburn, Catterick Garrison

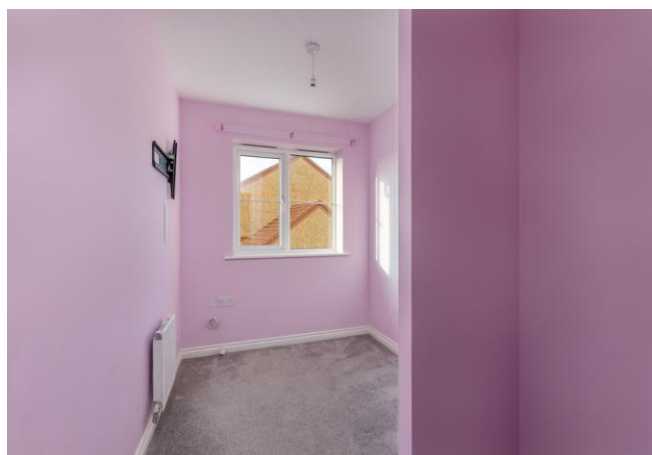
Le Catau Community Primary School, Catterick Garrison

Wavell Community Infant School, Catterick Garrison

Wavell Community Junior School, Catterick Garrison

Hipswell Primary School, Hipswell, Garrison

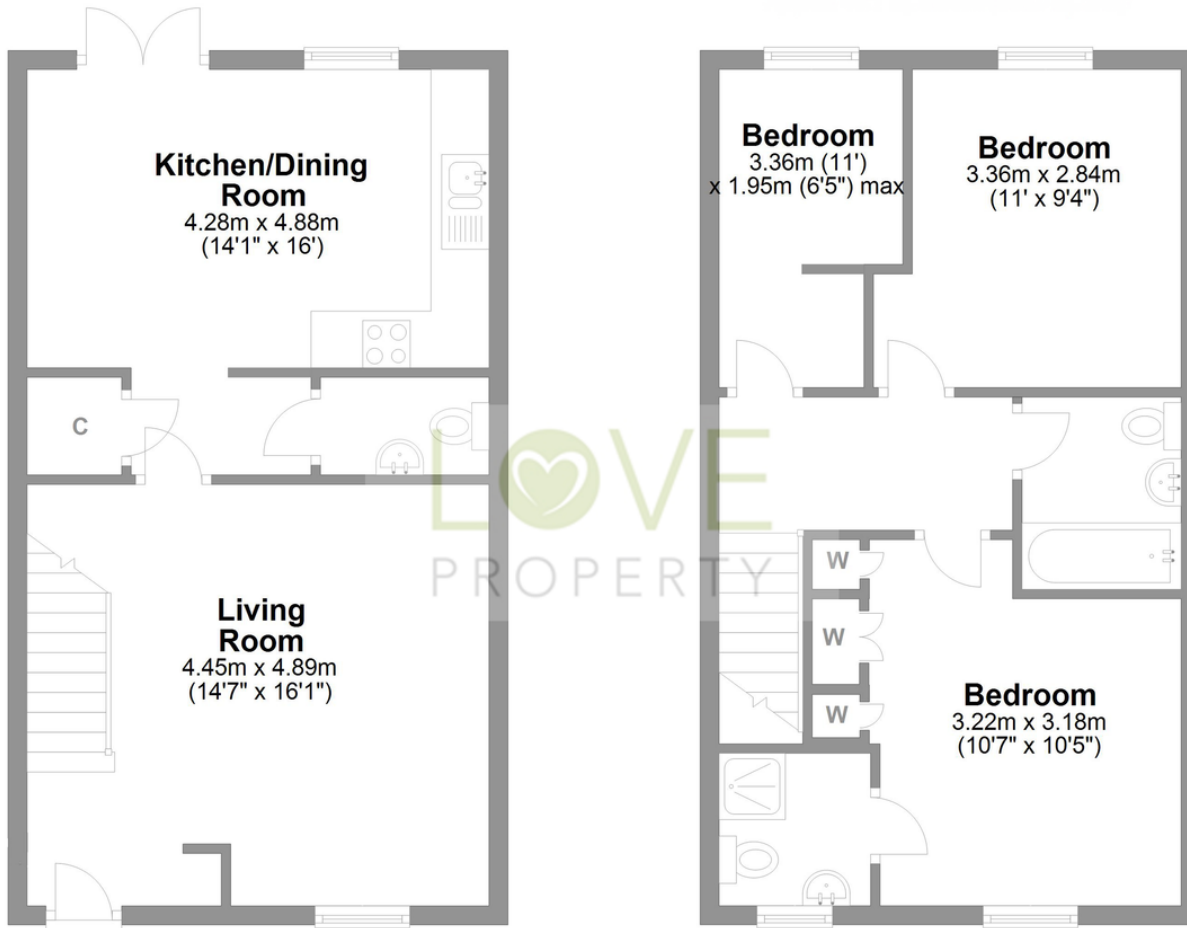
Risedale Sports and Community College, Hipswell, Catterick Garrison





## Rosebud Way Colburn

Total area: approx. 86.2 sq. metres (928.3 sq. feet)



Ground Floor

First Floor

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

### 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 £25,500.

**Holding Deposit:** You will need to pay a holding deposit that is equivalent to 1 weeks rent (£196.00) 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.

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