





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

A decent sized end terrace house in a popular location. with entrance hallway, living room, separate dining room. two double bedrooms and shower room. The property benefits from driveway parking, garage and an enclosed rear garden. Available very early 2023.

### **WHERE IS IT?**

Blue Nile Way is situated in Colburn which has its fair share of local amenities, with local shops, a health centre and a community centre. Catterick Garrison is only a short drive away from Princes gate shopping centre 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 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.



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

Postcode: DL9 4UW.

Council Tax Band: A - Richmondshire District Council

Deposit: The deposit for this property is £721. 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 at an extra £25pcm rent.

Heating: Gas fired central heating.

EPC Rating: C.

Available from: Early January 2023.

## LOVE IT? HOW TO APPLY....

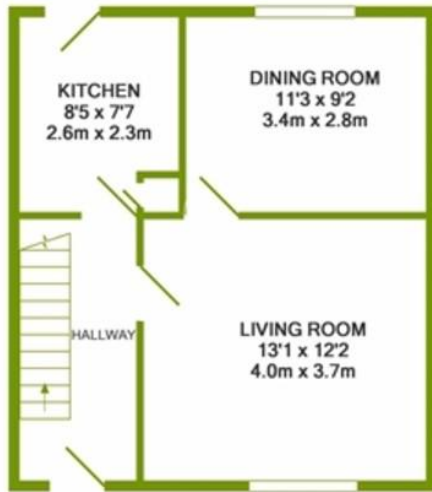
Things to be aware of before applying:

**Affordability:** As per our referencing companies requirements you will need a combined income of £18,750.

**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 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 400 SQ.FT.  
(37.2 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 406 SQ.FT.  
(37.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 806 SQ.FT. (74.9 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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