



FOURTH AVENUE

A great sized family home situated in a popular convenient location. With three bedrooms, two reception rooms, a good sized garden and ample parking. Available from the end of June 2023.

LOCATION

Fourth Avenue 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.

FINER DETAILS

Postcode: DL9 4RN.

Style of property: Spacious semi detached home.

Council Tax Band: B - Richmondshire District Council.

EPC Rating: E.

Heating type: Gas fired central heating.

Parking: Ample on site parking.

Appliances included: Integrated oven and hob.

Pets: Pets may be considered and if agreed subject to an additional rent of £25pcm per pet.

Term: The Landlords are looking for long term Tenants and an initial 12 month tenancy will be required.

What 3 words: lushly.gift.butterfly

Available: End of June 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 £22,500.

Holding Deposit: You will need to pay a holding deposit that is equivalent to 1 weeks rent (£173.00) 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.

Deposit: The bond for this property is £865.00. This will be refunded at the end of the tenancy subject to terms and conditions.

Call now to register your interest on 01748 834373.



GROUND FLOOR
APPROX. FLOOR
AREA 575 SQ.FT.
(53.4 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 424 SQ.FT.
(39.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 999 SQ.FT. (92.8 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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