

# HORSESHOE CLOSE

CATTERICK GARRISON

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# Living space

Horseshoe Close enjoys an excellent location, found in the heart of the Garrison with convenient access to all amenities. Schools, shops, and bus routes are mere steps away, ensuring everyday necessities are within reach. For those who enjoy leisurely walks, the vicinity offers pleasant routes to explore.

Upon returning home, you'll appreciate the ease of parking with your designated space, ensuring hassle-free arrivals. Additionally, visitor parking is available for when friends and family come to visit. Ascending to the second floor, you'll be greeted by your welcoming apartment, providing a relaxed area from the outside world as you close the door behind you.

Inside, the hallway leads you to the inviting living room, illuminated by a large window flooding the space with natural light. It's the perfect spot to unwind and observe the world passing by, the views from here overlook the rest of the estate and following this rolling green fields. The kitchen, seamlessly integrated into the open-plan layout, features wood units and a neutral background, offering ample space for culinary endeavours.





## Bedrooms...

Retreating down the hallway at day's end, the main bedroom awaits, spacious enough for a double bed and ample storage. Begin your mornings with a refreshing shower in your en-suite or indulge in a relaxing bath in the main bathroom in the apartment.

The second bedroom presents versatility to suit your needs, whether it's accommodating family members, guests, or serving as a home office or study. A hidden room offers potential as a dressing room or office space.



# Horseshoe Close Colburn

Total area: approx. 68.6 sq. metres (738.0 sq. feet)



## Finer Details

Postcode: DL9 4GB  
Leasehold  
Council Tax Band: B  
EPC rating: TBC (previously C)  
Electric heating

From previous bill (2023)  
Management fee: £130.00 Per month  
Ground rent: £150.00 Per year

Potential for a sitting tenant, should you be interested in renting the property out.

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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