

BEDFORD CLOSE

CATTERICK GARRISON

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Bedford Close

Located on the sought-after Leadmil Estate in Catterick Garrison, this three-bedroom mid-terrace home is perfect for first-time buyers, downsizers, or families. With local shops and schools just a short walk away, and the A1 only minutes by car, it's ideally positioned for both convenience and community living.

The property includes one allocated parking space, with additional on-street parking available.

On the ground floor, you'll find an entrance with a WC, a bright and spacious dual-aspect living room, and a well-proportioned shaker style kitchen, with space for a dining area, ideal for family meals or entertaining friends.





Upstairs...

Upstairs, the home offers three good sized bedrooms; two large doubles featuring integral wardrobes, and a spacious single room with its own built-in storage.

The landing is thoughtfully designed with two sizeable cupboards, providing excellent additional storage. The boiler is housed in one of these cupboards and has only recently been updated.

The family bathroom is fitted with a bath and overhead electric shower, WC, and wash basin, creating a practical and comfortable space for daily use.



Outside

Outside there is a West-facing enclosed garden, mostly lawn with paved pathways the outhouse; ideal for family life, where children can safely play. You also have a store out here, great for keeping the lawn mower or outside furnishings in the winter.



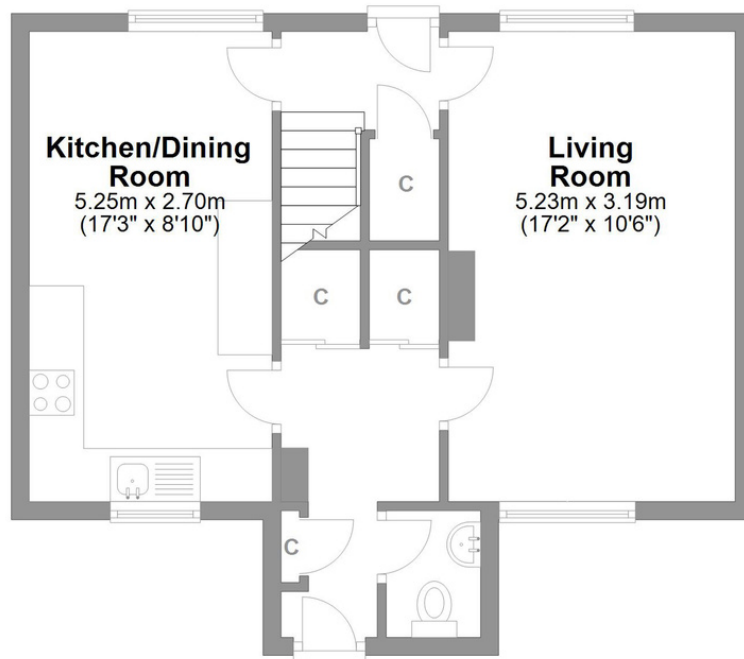
Finer Details

Postcode: DL9 3HL
Freehold
Council Tax Band: A
EPC Rating: C
Non-Standard Construction (concrete)
1 Allocated Parking Spaces
Gas Central Heating
[What3Words///heaven.repeated.riots](https://www.heaven.repeated.riots)

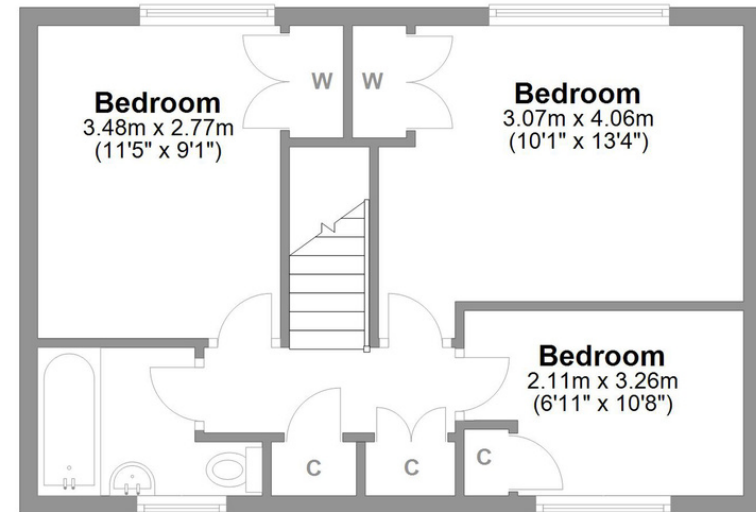


Bedford Close Catterick Garrison

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



Approx. 44.5 sq. metres (478.6 sq. feet)



Approx. 41.8 sq. metres (449.7 sq. feet)

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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.

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