



OAK TREE AVENUE, CATTERICK  
GARRISON, DL9  
OFFERS IN THE REGION OF £285,000



Northallerton  
Estate Agency



# Oak Tree Avenue

Catterick Garrison, DL9

**A SUPERB, WELL PRESENTED DETACHED FAMILY HOME IN THE VILLAGE OF SCOTTON ON THE POPULAR OAK TREE AVENUE.**

- DETACHED
- GARDEN TO REAR
- CONSERVATORY
- DOWNSTAIRS W/C
- FITTED KITCHEN APPLIANCES
- WELL PRESENTED
- ENSUITE SHOWER ROOM
- GARAGE



The property is modern, spacious and finished to a high standard. The kitchen enjoys a lovely range of sage green base and wall units finished with a solid wood work surface. There are a range of integrated appliances; dishwasher, fridge freezer, fan oven, four ring gas hob, extractor hood and ceramic sink and drainer. The room enjoys views out to the large rear garden and leads into a beautiful brick built conservatory/garden room with a feature fire place. The living room is roomy with an impressive electric fire and quality oak flooring. There are three bedrooms upstairs two of which are double and one single. The larger main bedroom enjoys fitted wardrobes and an en-suite shower room. There is a family bathroom with a bath and

shower over and the landing gives access to the attic.

#### VIEWING

By appointment through Northallerton Estate Agency – tel. no. 01609 771959.

#### TENURE

Freehold

#### SERVICES

Mains Water, Electricity, Gas and Drainage.

#### COUNCIL TAX BAND

Richmond shire Council Tax Band is d.

#### EPC RATING - D

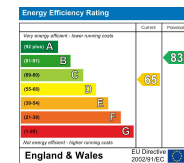


Call us to arrange a viewing on **01609 771959**



OAK TREE AVENUE SCOTTON, CATERICK GARRISON, NORTH YORKSHIRE.

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  - These particulars are set out as a general outline only for the guidance for intending purchasers and do not constitute, nor constitute a part of, an offer or Contract.
  - All descriptions, dimensions, measurements, distances referred to, are given as a guide only and are NOT precise. If such details are fundamental to purchase, purchasers must rely on their own enquiries. All statements do not constitute any warranty or representation by the Vendor or his/her Agents.
  - We have NOT been instructed to carry out a physical survey of the property, a structural survey nor to test any of the services, fixtures, fittings or appliances which pass through, in, on, over, under or attached to the property (whether or not referred to in these particulars). Any equipment appliance or service mentioned, has not been tested by us, nor is it the subject of any guarantee.
  - Any plans may not be to scale and are for identification purposes only.
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  - You should place no reliance on anything stated verbally by any of our staff unless the matter is confirmed by us in writing. If any issue (included or not in these particulars) is of major importance to your interest in this property, please ask us for further information.
- In the event of any grievance, via our in-house complaints procedure we will consider why we may not have given you the high standards you have a right to expect from us.

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