



6 EASBY CRESCENT

BROUGH WITH ST. GILES, CATTERICK GARRISON, DL9 4ET

£245,000
FREEHOLD

FOR SALE BY THE MODERN METHOD OF AUCTION. A Well Presented Modern Detached Family House within a popular location on the edge of Catterick Garrison handy for the A1(M). Built in 2025. Entrance Hall, Lounge, Kitchen/Dining Room, Cloakroom/WC, 4 Bedrooms, En-Suite Shower Room/WC, Family Bathroom/WC, Garage, Driveway for 2 Cars, Front and Rear Gardens, Gas Fired Central Heating, UPVC Double Glazing. Council Tax Band D. EER B84. 10 Year NHBC Guarantee from 2025.

NORMAN F. BROWN

Est. 1967

6 EASBY CRESCENT

• BUILT IN 2025 • DETACHED • 4
BEDROOMS • ENSUITE SHOWER ROOM/WC
AND FAMILY BATHROOM/WC • GARAGE AND
DOUBLE DRIVEWAY • GAS FIRED CENTRAL
HEATING • UPVC DOUBLE GLAZING • NO
ONWARD CHAIN



DESCRIPTION

FOR SALE BY THE MODERN METHOD OF AUCTION. A Well Presented Modern Detached Family House within a popular location on the edge of Catterick Garrison handy for the A1(M). Built in 2025. Entrance Hall, Lounge, Kitchen/Dining Room, Cloakroom/WC, 4 Bedrooms, En-Suite Shower Room/WC, Family Bathroom/WC, Garage, Driveway for 2 Cars, Front and Rear Gardens, Gas Fired Central Heating, UPVC Double Glazing. Council Tax Band D. EER B84. 10 Year NHBC Guarantee from 2025.

ENTRANCE HALL

Radiator, fitted shoe cupboard, oak effect laminate floor, stairs to first floor. Composite external door to front. Doors to Lounge, WC and Kitchen/Dining Room.

LOUNGE

Television point, radiator. Double glazed window to front with venetian blind. Door to Entrance Hall.

KITCHEN/DINING ROOM

Stainless steel single drainer sink unit with mixer tap, oak effect laminate work surfaces, cream cupboards and drawers with chrome handles, built-in HOTPOINT electric oven and 4 ring ceramic hob with stainless steel extractor hood over, built in HOTPOINT dishwasher, built in HOTPOINT washing machine, built in fridge and freezer, ceiling LED spotlights, 2 radiators, oak effect laminate floor. Double glazed windows to rear. Double glazed double doors to Rear Garden. Door to Entrance Hall.

CLOAKROOM/WC

Pedestal wash hand basin with tiled splashback, wc, radiator, extractor fan. Door to Hall.

LANDING

Drop down loft hatch, storage cupboard. Doors to Bedrooms and Family Bathroom/WC. Double glazed window to side with venetian blind.

BEDROOM 1

Built in wardrobes with sliding doors, radiator. Double glazed window to front with venetian blind. Doors to En-Suite Shower Room/WC and Landing.

EN-SUITE SHOWER ROOM/WC

Tiled surrounds, pedestal wash hand basin, large shower cubicle with glass doors, wc, radiator. Door to Bedroom 1. Double glazed window to side.

BEDROOM 2

Radiator. Double glazed window to front with venetian blind. Door to Landing.

BEDROOM 3

Radiator. Double glazed window to rear with venetian blind. Door to Landing.

BEDROOM 4

Radiator. Double glazed widow to rear with venetian blind. Door to Landing.

FAMILY BATHROOM/WC

Tiled surrounds, pedestal wash hand basin, panelled bath with shower mixer attachment, extractor fan, wc, radiator. Door to Landing. Double glazed widow to rear.

GARAGE

Power connected, wall mounted gas fired combi boiler, up and over door to front.

OUTSIDE

FRONT GARDEN

Canopy over front door, lawn, double tarmacadam driveway.

TO THE SIDE

Path with gate.

REAR GARDEN

Enclosed by timber panel fencing comprising lawn, patio.

SERVICES

Mains electricity, gas, water and drainage.

MODERN METHOD OF AUCTION PROCESS

Alternative (Modern) method of Auction meaning - At the fall of the gavel or acceptance of an offer by the Seller, the Buyer will enter an exclusivity agreement with the seller. The buyer shall pay a non-refundable exclusivity fee to the value of 3.6% inc VAT of the sales price or £6,000 Inc VAT whichever is the greater. This symbolises the start of an exclusivity period of sale which will require an exchange of contracts to take place within 28 days of the buyer's solicitor receiving the contract pack. Completion of the sale must then take place within a further 28 days of the date of exchange of contracts. Full details and terms of exclusivity can be obtained from Auction House North Yorkshire and Tees Valley.

Administration Fee: NO ADMIN FEE IS PAYABLE ON THIS LOT

Buyer's Premium Fee: An exclusivity fee of 3% plus VAT (3.6% inc VAT) of the purchase price, subject to a minimum of £5000 plus VAT (£6,000 INC VAT), payable on acceptance of an offer

Disbursements: Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.

GENERAL INFORMATION

Viewing - By appointment with Norman F. Brown.

Tenure - Freehold. The title register is NYK 520813.

Local Authority - North Yorkshire Council – Tel: 0300 1312131
www.northyorks.gov.uk

Broadband and Mobile Phone Coverage – please check using this website
<https://checker.ofcom.org.uk>

Property Reference – 18839635

Particulars Prepared – September 2026.

IMPORTANT NOTICE

These particulars have been produced in good faith to give an overall view of the property. If any points are particularly relevant to your interest, please ask for further information or verification, particularly if you are considering travelling some distance to view the property.

All interested parties should note:

- i. The particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute an offer or contract or any part thereof.
- ii. All measurements, areas or distances are given only as a guide and should not be relied upon as fact.
- iii. The exterior photograph(s) may have been taken from a vantage point other than the front street level. It should not be assumed that any

contents/furnishings/furniture etc. are included in the sale nor that the property remains as displayed in the photographs.

iv. Services or any appliances referred to have not been tested and cannot be verified as being in working order. Prospective buyers should obtain their own verification.

FREE MARKET APPRAISAL

We will be pleased to provide an unbiased and professional market appraisal of your property without obligation, if you are thinking of selling.

FREE IMPARTIAL MORTGAGE ADVICE

CALL TODAY TO ARRANGE YOUR APPOINTMENT

Our qualified mortgage and financial advisor will be pleased to advise you on the wide range of mortgages available from all of the mortgage lenders without charge or obligation.

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT

A life assurance policy may be required. Written quotation available upon request.

6 EASBY CRESCENT



Ground Floor

Approx. 57.2 sq. metres (615.6 sq. feet)



First Floor

Approx. 57.2 sq. metres (615.6 sq. feet)



Total area: approx. 114.4 sq. metres (1231.2 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B	85	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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NORMAN F.BROWN

Est. 1967