







## CAMBRAI CLOSE

Be the first person to live in this newly built, beautifully finished semi detached home with hallway, living room, fitted kitchen with a utility area and a guest wc. To the first floor there are three bedrooms, an ensuite shower room and family bathroom. Externally the enclosed rear garden is lawned with a handy storage shed. There is a double driveway to the front of the property. This stunning home is available immediately.

## LOCATION

Cambrai Close is situated on the newly built Poppy Gardens development in Brough with St Giles which benefits from being just a short distance from Colburn, with amenities including a leisure centre, shops, a health centre and a community centre. If this isn't enough, Catterick Garrison is a short drive away from the Princess Gate shopping park which is home to a cinema, restaurants, cafe's and a selection of retail shops. There is also a Tesco superstore, Aldi, Lidl and other food shops nearby. Catterick Leisure Centre has a gym and swimming pools. The historic market town of Richmond is just a short drive away (approx. 4 miles) and has many shops, bars and restaurants and small cinema based in the picturesque Richmond Station. The property is situated close to the A1, providing great transport links to bigger towns and cities making it a great property for the commuters out there.



## IMPORTANT INFORMATION

Postcode: DL9 4FF.

Style of property: Semi detached house.

Council tax band: To be confirmed by North Yorkshire Council.

EPC Rating: B.

Heating type: Gas central heating.

Glazing: Double Glazing.

Parking: There is driveway parking for two cars to the front of the property.

Appliances included: Integrated electric oven and a four ring induction hob.

Pets: Pets will be considered by the landlord on a case by case basis at an extra £25 per pet pcm.

Term: The landlord is looking for long term tenants.

Available from: Immediately.

What3words:///wiggles.chestnuts.former

WANT TO VIEW? THINGS YOU NEED TO KNOW BEFORE HAND.... IF YOU THINK THIS PROPERTY IS FOR YOU, CLICK ON THE LINK TO EMAIL AND FILL OUT THE QUESTIONAIRE, WE WILL BE IN TOUCH AS SOON AS POSSIBLE TO ARRANGE A VIEWING APPOINTMENT.


**Affordability:** It is important, that before you enquire about the property, you check whether it is affordable for you. As per our referencing companies requirements you will need a combined income of £29,250.

**Holding Deposit:** You will need to pay a holding deposit that is equivalent to 1 weeks rent (£225.00) 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. Please note that failure to disclose adverse credit may result in the loss of your holding deposit.



**Deposit:** The bond for this property is £1,125.00 This will be refunded at the end of the tenancy subject to terms and conditions.



01748 834 373 

lets@lovepropertyuk.co.uk 

find us on Facebook 

@lovingproperty 

Catterick Garrison

18 Richmond Road, Catterick

© 2017 Love Property UK Ltd

Company Registration No. 6779915

[www.lovepropertyuk.co.uk](http://www.lovepropertyuk.co.uk)