



3 SHAWCROFT COURT

RICHMOND, DL10 5AS

£250,000
FREEHOLD

A Well Proportioned Semi Detached Family House backing onto open countryside within a desirable cul-de-sac setting. Entrance Hall, Lounge, Dining Room, Kitchen, Utility Room, WC, 3 Bedrooms, Shower Room/WC, Garage, Driveway, Front and Rear Gardens, Gas Fired Central Heating, UPVC Double Glazing. Council Tax Band C. EER D62. NO ONWARD CHAIN.

NORMAN F. BROWN

Est. 1967

3 SHAWCROFT COURT

- 3 BEDROOMS • CUL-DE-SAC • BACKING ONTO COUNTRYSIDE • GAS CENTRAL HEATING • UPVC DOUBLE GLAZING • NO ONWARD CHAIN



DESCRIPTION

A Well Proportioned Semi Detached Family House backing onto open countryside within a desirable cul-de-sac setting. Entrance Hall, Lounge, Dining Room, Kitchen, Utility Room, WC, 3 Bedrooms, Shower Room/WC, Garage, Driveway, Front and Rear Gardens, Gas Fired Central Heating, UPVC Double Glazing. Council Tax Band C. EER D62. NO ONWARD CHAIN.

ENTRANCE HALL

Coving, radiator, under stairs storage cupboard, electric meter cupboard. Double glazed entrance door to front. Doors to Lounge and Kitchen. Double glazed window to front.

LOUNGE

Coving, radiator, coal effect gas fire with stone surrounds, television plinth. Double glazed bow window to front with vertical blinds. Door to Hall.

DINING ROOM

Coving, radiator, fitted electric fire, serving hatch to Kitchen. Double glazed patio doors to rear garden. Door to Kitchen.

KITCHEN

Tiled surrounds, stainless steel one and half bowl sink unit with mixer tap, laminate, work surfaces, beech effect cupboards and drawers with chrome handles, built in electric oven and 4 ring ceramic hob with extractor hood above, built in fridge, built in freezer, radiator. Double glazed window to rear. Doors to Hall and Dining Room. Part glazed door to Utility Room.

UTILITY ROOM

Tiled surrounds, laminate work surface, wall cupboards, plumbing for washing machine, tumble dryer space. Double glazed entrance door to rear garden. Door to garage. Part glazed door to Kitchen, sliding door to WC. Double glazed window to rear.

WC

Wash hand basin, WC. Double glazed window to side. Sliding door to utility room.

GARAGE

Up and over shutter door to front, power connected, gas meter. Double glazed window to side. Door to Utility Room.

LANDING

Access to loft space with drop down hatch and pull down ladder, coving. Double glazed window to side. Doors to Bedrooms and Shower Room.

BEDROOM 1

Maximum measurements. Built in wardrobes, radiator. Double glazed windows to front. Door to Landing.

BEDROOM 2

Maximum measurements. Built in wardrobes, radiator. Double glazed window to rear. Door to Landing.

BEDROOM 3

Maximum measurements. Built in wardrobe, radiator. Double glazed window to front. Door to Landing.

SHOWER ROOM/WC

Fully tiled walls, pedestal wash hand basin, large shower cubicle with the sliding glass door and rainfall shower head, WC, radiator, coving, electric shaver point, ceiling halogens, airing cupboard containing wall mounted gas fired boiler and insulated hot water cylinder. Double glazed windows to side and rear. Door to Landing.

OUTSIDE

Front Garden.

Lawn, flower borders, shrubs, block paved driveway, light.

To the side.

Gate and pathway leading to:

Private Rear Garden.

Backing onto fields, lawn, flower borders, shrubs, timber garden shed, cold water tap, light.

GENERAL INFORMATION

Viewing - By appointment with Norman F. Brown.

Tenure - We understand that the property is Freehold.

Local Authority - North Yorkshire Council – Tel: 0300 1312131

www.northyorks.gov.uk

Property Reference – 18533716

Particulars Prepared – December 2023.

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

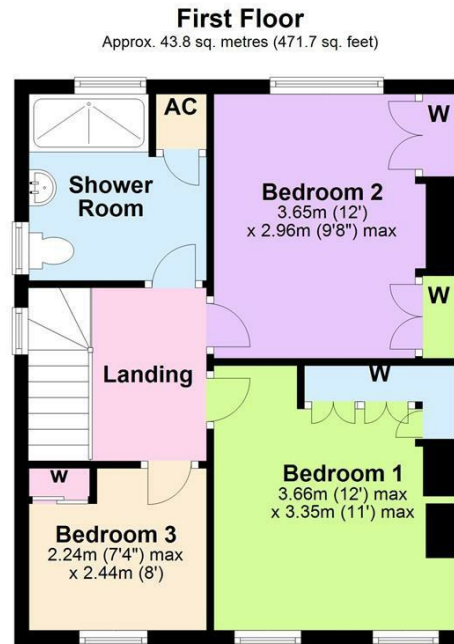
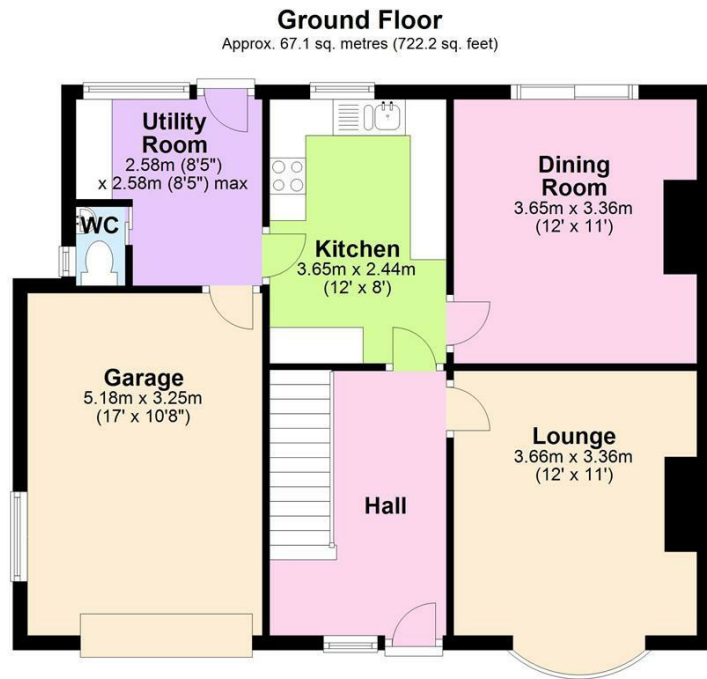
Our qualified mortgage and financial advisor will be pleased to advise you on the wide range of mortgages available from all of the mortgage lenders without charge or obligation.

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.

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Total area: approx. 110.9 sq. metres (1193.9 sq. feet)



| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | 82 |
| (69-80) C | | | |
| (55-68) D | | 62 | |
| (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

Richmond Office Sales
14 Queens Road
Richmond
North Yorkshire
DL10 4AG

01748 822473
richmond@normanfbrown.co.uk
www.normanfbrown.co.uk

NORMAN F. BROWN

Est. 1967