



6 HOLLY HILL
RICHMOND, DL10 4RL

£199,950
FREEHOLD

A Spacious Mature End Terraced Family House with lovely open aspects located on the edge of Richmond. Entrance Hall, Lounge, Kitchen/Dining Room, Cloakroom/WC, 3 Bedrooms, Shower Room/WC, Nearby Communal Parking, Front and Rear Gardens, Gas Fired Central Heating, UPVC Double Glazing. Council Tax Band C. EER C 70. NO ONWARD CHAIN.

NORMAN F. BROWN

Est. 1967

6 HOLLY HILL

- OPEN ASPECTS • SPACIOUS • 3 BEDROOMS • EDGE OF TOWN LOCATION • GAS CENTRAL HEATING • UPVC DOUBLE GLAZING • UPDATING REQUIRED • NO ONWARD CHAIN



DESCRIPTION

A Spacious Mature End Terraced Family House with lovely open aspects located on the edge of Richmond. Entrance Hall, Lounge, Kitchen/Dining Room, Cloakroom/WC, 3 Bedrooms, Shower Room/WC, Nearby Communal Parking, Front and Rear Gardens, Gas Fired Central Heating, UPVC Double Glazing. Council Tax Band C. EER C 70. NO ONWARD CHAIN.

ENTRANCE HALL

Understairs storage cupboard containing electric meter and fuse board, radiator. Upvc double glazed entrance door to Front Garden. Doors to Lounge and Kitchen.

LOUNGE

Radiator, fitted electric fire, telephone point. Double glazed window to front. Door to Entrance Hall.

KITCHEN/DINING ROOM

Maximum width. Tiled surrounds, stainless steel one and a half bowl sink unit with mixer tap, laminate work surfaces, fitted cupboards and drawers, built in double electric oven and 4 ring electric hob with extractor hood over, fridge/freezer space, plumbing for washing machine, pantry cupboard, radiator. Double glazed window to rear. Doors to Entrance Hall and Rear Hall.

REAR HALL

Upvc entrance door to Rear Garden. Doors to Kitchen and WC. Doorway to Store.

STORE

Fitted shelving. Doorway to Rear Hall.

WC

Corner wash hand basin with tiled splashback, wc, radiator. Double glazed window to rear. Door to Rear Hall.

LANDING

Loft hatch. Doors to Bedrooms and Shower Room.

BEDROOM 1

Radiator, cupboard containing wall mounted gas fired combi boiler. Double glazed window to rear. Door to Landing.

BEDROOM 2

Maximum width. Radiator. Double glazed window to front. Door to Landing.

BEDROOM 3

Maximum measurements. Plinth over the stairs, telephone point, radiator. Double glazed window to front. Door to Landing.

SHOWER ROOM/WC

Pedestal wash hand basin, tiled shower with electric shower unit, wc, radiator, electric wall mounted heater. Double glazed window to rear. Door to Landing.

OUTSIDE

Front Garden.

Lawn, light, concrete entrance path with gate, gas meter box.

Nearby Communal Parking

To the side

Concrete path.

Rear Garden

Backing onto grazing land, timber shed, cold water tap, light, oak tree.

SERVICES

Mains electricity, gas, water and drainage.

GENERAL INFORMATION

Viewing - By appointment with Norman F. Brown.

Tenure - Freehold. The title register is NYK 115223

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 – 18579590

Particulars Prepared – February 2024.

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.

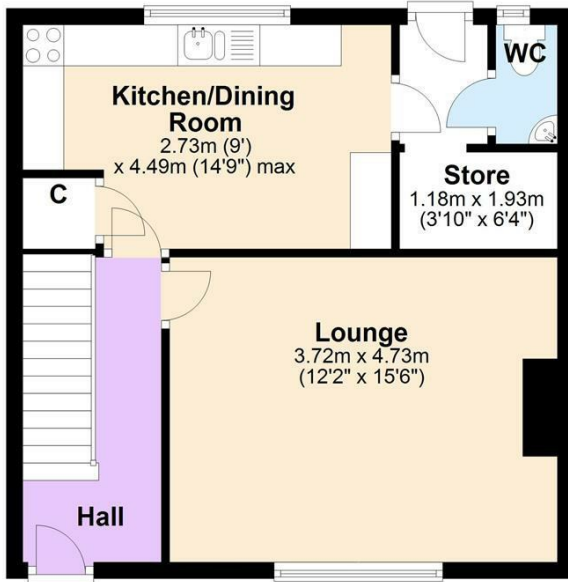
YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT

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

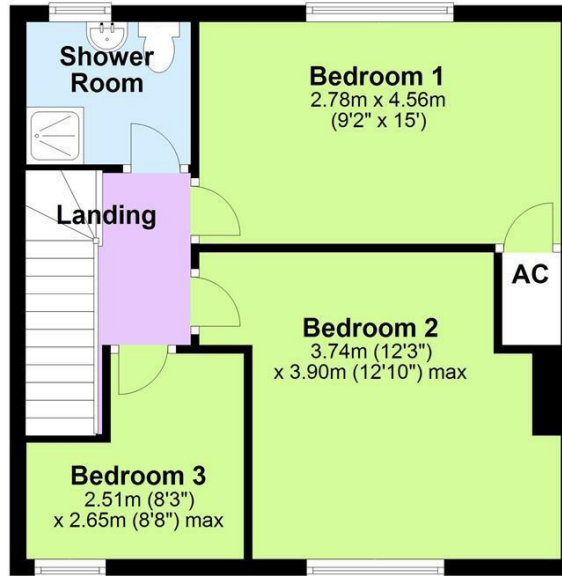
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Ground Floor
Approx. 42.7 sq. metres (459.4 sq. feet)



First Floor
Approx. 42.7 sq. metres (459.4 sq. feet)



Total area: approx. 85.4 sq. metres (918.8 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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
	70	83

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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