



46A GILLING ROAD
RICHMOND, DL10 5AN

£550,000
FREEHOLD

A Most Spacious Individual Detached Family House enjoying a good sized private site within a prime location. Entrance Porch, Hall, Lounge, Dining Room, Kitchen/Breakfast Room, Utility Room, Cloakroom/WC, 4 Double Bedrooms, Ensuite Shower Room/WC, Family Bathroom/WC, Double Garage, Ample Parking, Front and Rear Gardens, Gas Fired Central Heating, Double Glazing, Security Alarm. Council Tax Band G. EER D66.

NORMAN F. BROWN

Est. 1967

46A GILLING ROAD

- SPACIOUS INDIVIDUAL DETACHED FAMILY HOUSE • 4 DOUBLE BEDROOMS • PRIVATE GOOD SIZED SITE • DOUBLE GARAGE • ENSUITE • PRIME LOCATION • GAS CENTRAL HEATING • DOUBLE GLAZING



DESCRIPTION

A Most Spacious Individual Detached Family House enjoying a good sized private site within a prime location. Entrance Porch, Hall, Lounge, Dining Room, Kitchen/Breakfast Room, Utility Room, Cloakroom/WC, 4 Double Bedrooms, Ensuite Shower Room/WC, Family Bathroom/WC, Double Garage, Ample Parking, Front and Rear Gardens, Gas Fired Central Heating, Double Glazing, Security Alarm. Council Tax Band G. EER D66

ENTRANCE PORCH

Coving. Double glazed window to front. Internal window to Hall. External entrance door to Side. Door to Hall.

HALL

Coving, radiator, walk in airing cupboard containing wall mounted WORCESTER gas fired boiler, insulated hot water cylinder with immersion heater and fitted shelving. Double glazed windows to front. Doors to Porch, Lounge, Bedroom 1, WC and Dining Room. Internal window to Porch.

CLOAKROOM/WC

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

LOUNGE

Depth into bay. Coving, radiator, tv point, coal effect gas fired with stone surrounds. Double glazed bay window to front. Double glazed windows to rear. Single glazed external door to Rear Garden.

DINING ROOM

Coving, radiator. Double glazed windows to front and rear. Doors to Kitchen and Hall.

KITCHEN/BREAKFAST ROOM

Tiled surrounds, stainless steel one and a half bowl sink unit with mixer tap, laminate work surfaces, fitted cupboards and drawers, built in electric double electric oven, 4 ring gas hob and extractor hood, built in in fridge, built in freezer, built in dishwasher, coving, ceiling LED spotlights, radiator, wall lights, telephone point, tv point. Double glazed windows to front and rear. Doors to Dining Room and Utility Room.

UTILITY ROOM

Coving, radiator, stainless steel single drainer sink unit with mixer tap, laminate work surface, fitted wall cupboard, plumbing for washing machine, fridge/freezer space. Double glazed window to rear. Single glazed external door to Rear Garden. Doors to Kitchen and Garage.

DOUBLE GARAGE

Power connected. Hipped roof with rafter storage. Up and over door to front. Door to Utility Room.

BEDROOM 1

Coving, radiator, fitted wardrobes, overhead cupboards and dressing table. Double glazed window to rear. Doors to Ensuite and Landing.

ENSUITE SHOWER ROOM/WC

Coving, pedestal wash hand basin, corner tiled shower cubicle, wc, coving, radiator. Double glazed window to rear. Door to Bedroom 1.

LANDING

Double glazed window to front. Doors to Bedrooms 2, 3 and 4 and Bathroom/WC.

BEDROOM 2

Maximum measurements. Radiator, fitted wardrobes and dressing table. Double glazed windows to front and rear. Door to Landing.

BEDROOM 3

Maximum depth. Radiator, fitted wardrobes and dressing table. Double glazed window to rear. Door to Landing.

BEDROOM 4

Maximum measurements. Radiator, fitted wardrobes and dressing table. Double glazed window to rear. Door to Landing.

FAMILY BATHROOM/WC

Tiled surrounds, pedestal wash hand basin, panelled bath, separate shower cubicle, extractor fan, wc, radiator, electric shaver point. Double glazed window to front. Door to Landing.

OUTSIDE

Front Garden

Blocked paved driveway providing ample parking, mature trees and shrubs, hedgerow, lights.

Private Rear Garden

Patio, mature trees and shrubs.

GENERAL INFORMATION

Viewing - By appointment with Norman F. Brown.

Tenure - Freehold. The title register is NYK 162271

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 – 18577066

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.

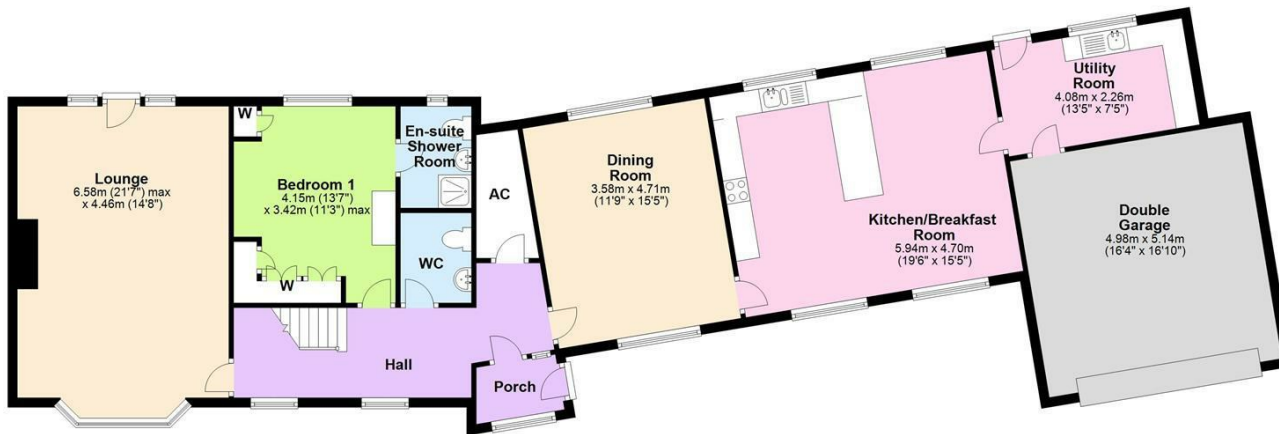
YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT

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

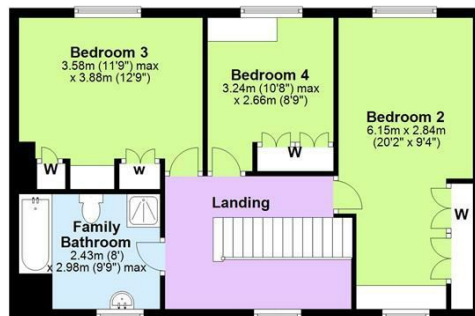
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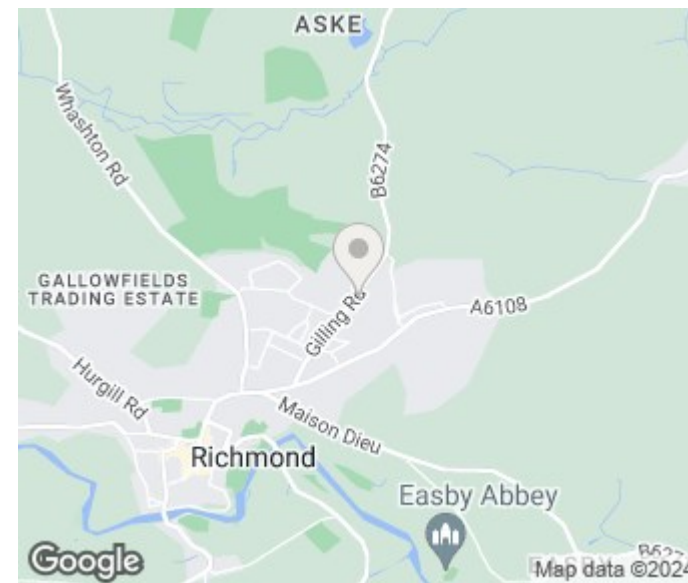
Ground Floor
Approx. 150.7 sq. metres (1622.6 sq. feet)



First Floor
Approx. 58.9 sq. metres (634.2 sq. feet)



Total area: approx. 209.7 sq. metres (2256.8 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	

Current rating: 66 (Yellow)

Potential rating: 77 (Green)

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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