



WOODSIDE 37 HIGH STREET

GILLING WEST, NR RICHMOND, DL10 5JG

£335,000
FREEHOLD

BEST AND FINAL OFFERS BY 5PM FRIDAY 28th JUNE 2024. A Well Proportioned End Terraced Cottage with large garden within this desirable and easily accessible village. Requiring modernisation. Total site area around 1/3 acre. Entrance Hall, Lounge, Dining Room, Kitchen, Utility Room, Sun Room, Rear Hall, 4 Bedrooms, Bathroom/WC, Outside Store, 2 Garages, Driveway, Large Rear Garden, Oil Fired Central Heating. Council Tax Band E. EER E29. NO ONWARD CHAIN.

NORMAN F. BROWN

Est. 1967

WOODSIDE 37 HIGH STREET

• 1/3 ACRE SITE • 4

BEDROOMS • DESIRABLE VILLAGE CLOSE
TO RICHMOND • OIL CENTRAL
HEATING • MODERNISATION
REQUIRED • NO ONWARD CHAIN



DESCRIPTION

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ENTRANCE HALL

Electric meter cupboard, stairs to first floor. Entrance door to front. Doors to Lounge and Dining Room.

LOUNGE

Tiled surround open fireplace, coving, wall lights, shelving, radiator. Sash window to front. Window to side. Doors to Entrance Hall and Rear Hall. Doorway to Lobby.

DINING ROOM

Coving, radiator. Sash window to front. Doors to Entrance Hall and Lobby.

LOBBY

Understairs cupboard. Door to Dining Room. Doorway to Lounge.

REAR HALL

Radiator. Doors to Lounge and Utility Room. Doorway to Kitchen. Door to Sun Room.

KITCHEN

Tiled surrounds, stainless steel single drainer sink unit, laminate work surface, fitted cupboards, electric cooker point, plumbing for washing machine, extractor fan, radiator. Internal window to Sun Room. Door to Rear Hall.

UTILITY ROOM

Internal sash window to Sun Room. Door to Rear Hall.

SUN ROOM

Stone flagged floor, cold water tap. Windows to side and rear. Part glazed door to Rear. Part glazed door to Rear Hall. Internal windows to Kitchen and Utility Room.

LANDING

Drop down hatch to loft. Doors to Bedrooms and Bathroom/WC.

BEDROOM 1

Radiator. Sash window to front. Door to Landing.

BEDROOM 2

Large built in wardrobe, radiator. Sash window to front. Door to Landing.

BEDROOM 3

Radiator, airing cupboard containing insulated hot water cylinder. Sash windows to side and rear. Door to Landing.

BEDROOM 4

Radiator. Sash window to rear. Door to Landing.

BATHROOM/WC

Tiled surrounds, pedestal wash hand basin, panelled bath, WC, electric wall heater, radiator. Sash window to rear. Door to Landing.

OUTSIDE

To the side

Driveway leading to:

Large Rear Garden

Laid mainly to grass (total site area is around 1/3 acre), metal oil tank, WORESTER oil fired boiler in metal container.

The garden will be subject to an overage clause in that the vendor will received 50% in the uplift in the value of the land should a future owner ever obtain planning permission for a new dwelling or dwellings within the next 20 years.

Small stone built store
5'0" x 5'0" (1.52m x 1.52m)

Stone built semi detached garage.
12'10" x 25'5" (3.91m x 7.75m)

Detached garage.
8'0" x 17'10" (2.46m x 5.43m)

SERVICES

Mains electricity, water and drainage. Heating is by way of oil fired central heating.

GENERAL INFORMATION

Viewing - By appointment with Norman F. Brown.

Tenure - Freehold. The title register is NYK 416718.

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 – 18625440

Particulars Prepared – June 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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ADDITIONAL INFORMATION

Local Authority – North Yorkshire Council

Council Tax – Band E

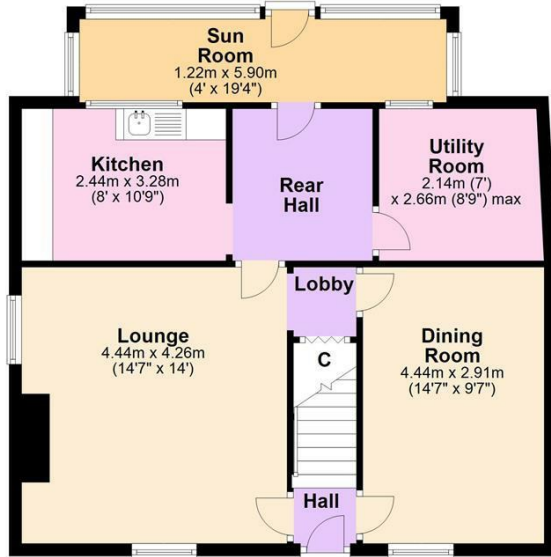
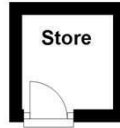
Viewings – By Appointment Only

Floor Area – 1179.00 sq ft

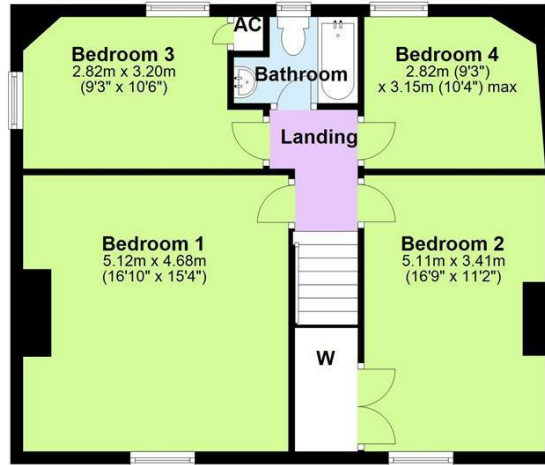
Tenure – Freehold



Ground Floor
Approx. 68.4 sq. metres (736.1 sq. feet)



First Floor
Approx. 41.2 sq. metres (443.3 sq. feet)



Total area: approx. 109.6 sq. metres (1179.4 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			65
(39-54) E			
(21-38) F		29	
(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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