



4 WATLING CLOSE
GAYLES, NR RICHMOND, DL11 7JE

£230,000
FREEHOLD

A Well Proportioned Detached Bungalow enjoying a pleasant rural location close to Richmond. Requiring updating. Entrance Hall, Lounge, Kitchen/Dining Room, Sun Room, 2 Double Bedrooms, Bathroom/WC, Garage, Store Room, Driveway, Front and Rear Gardens, Oil Fired Central Heating, Brand New UPVC Double Glazing. Council Tax Band C. EER E40. NO ONWARD CHAIN.

NORMAN F. BROWN

Est. 1967

4 WATLING CLOSE

- WELL PROPORTIONED • 2 DOUBLE BEDROOMS • PLEASANT RURAL LOCATION CLOSE TO RICHMOND • OIL CENTRAL HEATING • BRAND NEW UPVC DOUBLE GLAZING • GARAGE • GARDENS • NO ONWARD CHAIN • UPDATING REQUIRED



DESCRIPTION

A Well Proportioned Detached Bungalow enjoying a pleasant rural location close to Richmond. Requiring updating. Entrance Hall, Lounge, Kitchen/Dining Room, Sun Room, 2 Double Bedrooms, Bathroom/WC, Garage, Store Room, Driveway, Front and Rear Gardens, Oil Fired Central Heating, Brand New UPVC Double Glazing. Council Tax Band C. EER E40. NO ONWARD CHAIN.

ENTRANCE HALL

Radiator, access to boarded loft space with drop down hatch, pull down ladder and light. Composite external door to front and Upvc double glazed window. Doors to Lounge, Bedrooms and Bathroom.

LOUNGE

Open stone surround fireplace, fitted shelving, radiator, delft shelf, tv point. Upvc double glazed bay window to front. Upvc double glazed window to side. Door to Hall. Double doors to Kitchen/Dining Room.

KITCHEN/DINING ROOM

Tiled surrounds, stainless steel single drainer sink unit, formica work tops, fitted cupboards and drawers, electric cooker point, extractor hood, extractor fan, fridge space, radiator, built in shelved cupboards. Double doors to Lounge. Upvc double glazed windows to side and rear. Upvc double glazed door to Sun Room with Upvc double glazed window.

SUN ROOM

Ceramic tiled floor, light. Upvc double glazed windows and external and internal doors.

BEDROOM 1

Telephone point, radiator. Upvc double glazed window to front. Door to Hall.

BEDROOM 2

Radiator, built in wardrobes, oil fired boiler. Upvc double glazed window to rear. Door to Hall.

BATHROOM/WC

Tiled surrounds, pedestal wash hand basin with cupboard below, panelled bath with shower head and hose, wc, extractor fan, radiator. Upvc double glazed window to side. Door to Hall.

GARAGE

Power connected, plumbing for washing machine, up and over door to front. Single glazed window to side.

STORE ROOM

Power connected. Single glazed window and door.

OUTSIDE

Front Garden

Lawn bordered by hedgerow, light

To the side (south)

Lawn bordered by hedgerow, paved path.

To the side (north)

Shrubs, paved path.

Private West Facing Rear Patio Garden

Well stocked borders with shrubs, light, cold water tap, metal oil tank, concrete fuel bunker, concrete driveway.

SERVICES

Mains electricity, water and drainage.

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

Broadband and Mobile Phone Coverage – please check
using this website
<https://checker.ofcom.org.uk>

Property Reference – 18602733

Particulars Prepared – July 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.

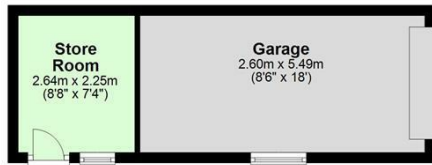
YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT

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

4 WATLING CLOSE



Ground Floor
Approx. 104.5 sq. metres (1124.9 sq. feet)



Total area: approx. 104.5 sq. metres (1124.9 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			74
(55-68) D			
(39-54) E		40	
(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

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