



**71 RICHMOND ROAD**  
**BROMPTON ON SWALE, NR RICHMOND, DL10 7HF**

**£435,000**  
**FREEHOLD**

A Well Presented Spacious Link Detached Cottage enjoying a tucked away location with this conveniently located and popular village close to Richmond. Entrance Porch, Hall, Lounge, Dining Room, Kitchen/Breakfast Room, Utility Room, Rear Porch, WC, 3 Double Bedrooms, En-Suite Shower Room/WC, Family Bathroom/WC, Parking for 2 cars, Private South Facing Rear Garden, Gas Fired Central Heating, UPVC Double Glazing. Council Tax Band E. EER D58. NO ONWARD CHAIN.

**NORMAN F. BROWN**

Est. 1967



# 71 RICHMOND ROAD

- INDIVIDUAL LINK DETACHED COTTAGE • 3 DOUBLE BEDROOMS • TUCKED AWAY LOCATION • PRIVATE GARDEN • PARKING FOR 2 CARS • SPACIOUS • WELL PRESENTED • HANDY FOR RICHMOND AND A1(M) • GAS CENTRAL HEATING • DOUBLE GLAZING



## DESCRIPTION

A Well Presented Spacious Link Detached Cottage enjoying a tucked away location with this conveniently located and popular village close to Richmond. Entrance Porch, Hall, Lounge, Dining Room, Kitchen/Breakfast Room, Utility Room, Rear Porch, WC, 3 Double Bedrooms, En-Suite Shower Room/WC, Family Bathroom/WC, Parking for 2 cars, Private South Facing Rear Garden, Gas Fired Central Heating, UPVC Double Glazing. Council Tax Band E. EER D58. NO ONWARD CHAIN.

## ENTRANCE PORCH

Ceramic tiled floor. Upvc double glazed windows to either side. Upvc double glazed double doors to front. Upvc double glazed door to Hall.

## HALL

Radiator, built in pine cupboards, built in shelved cupboard, cork tiled floor, stairs to first floor. Doors to Lounge, Kitchen/Breakfast Room and WC. Upvc double glazed windows to front. Upvc double glazed door to Porch.

## WC

Vanity wash hand basin with white gloss cupboard below, wc, aquaboard panelling, grey oak laminate floor, concealed gas fired combi boiler. Door to Hall.

## LOUNGE

Polished stone surround fireplace with gas fire, tv point, wall lights, coving, picture rail, radiator. Upvc double glazed window to rear with vertical blinds. Doors to Dining Room and Hall.

## DINING ROOM

Coving, wall lights, large fitted pine dresser, radiator. Upvc double glazed double doors to Rear Garden. Upvc double glazed window to side. Doors to Lounge and Kitchen/Breakfast Room.

## KITCHEN/BREAKFAST ROOM

Tiled surrounds, one and a half bowl sink unit with mixer tap, oak work tops, cream cupboards and drawers with chrome handles, built in electric oven and 4 ring gas hob with extractor hood over, breakfast bar, fridge/freezer space, tumble dryer space, ceiling LED spotlights, ceramic tiled floor, radiator. Doors to Dining Room and Hall. Upvc double glazed doors to Rear Porch and Utility Room. Upvc double glazed windows to front with roller blinds. Part glazed door to Hall.

## UTILITY ROOM

Single drainer sink unit, oak effect laminate work top, cream cupboards,

plumbing for washing machine, ceramic tiled floor. Upvc double glazed external door to side. Upvc double glazed door to Kitchen.

## REAR PORCH

Wall light, ceramic tiled floor. Upvc double glazed double doors to Rear Garden. Upvc double glazed window to side. Upvc double glazed door to Kitchen.

## LANDING

Radiator, access to boarded loft with light and large drop down loft hatch with fold down ladder. Upvc double glazed window to front. Doors to Bedrooms and Family Bathroom/WC.

## BEDROOM 1

Coving, large built in wardrobe, radiator. Upvc double glazed window to rear. Doors to En-Suite and Landing.

## EN-SUITE SHOWER ROOM/WC

Tiled surrounds, pedestal wash hand basin, large shower cubicle, extractor fan, wc, heated towel ladder, electric shaver point and light. Door to Bedroom 1.

## BEDROOM 2

Picture rail, fitted wardrobes, ceiling LED spotlights, radiator. Upvc double glazed windows to side and front with roller blinds. Door to Landing.

## BEDROOM 3

Radiator. Upvc double glazed windows to front and rear with venetian blinds. Door Landing.

## FAMILY BATHROOM/WC

Tiled surrounds, pedestal wash hand basin, panelled bath with shower head and hose attachment, separate shower cubicle, wc, ceiling LED spotlights, heated towel ladder, radiator. Upvc double glazed window to front with venetian blind. Door to Landing.

## OUTSIDE

To the Front

The property is approached from the main road along a hardcore track which the neighbouring property also has access. To the front of the property there is parking for 2 cars and a covered store area.

South Facing Rear Garden

Enclosed by stone walls, lawn, well stocked flower borders, cold water tap, light, stone garden store 6'8" x 10'8" (2.03m x 3.25m).

## SERVICES

Mains electricity, gas, water and drainage.

## GENERAL INFORMATION

Viewing - By appointment with Norman F. Brown.

Tenure - Freehold. The title register is NYK 274653.

Local Authority - North Yorkshire Council – Tel: 0300 1312131

[www.northyorks.gov.uk](http://www.northyorks.gov.uk)

Broadband and Mobile Phone Coverage – please check using this website

<https://checker.ofcom.org.uk>

Property Reference – 18334427

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.

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## ADDITIONAL INFORMATION

**Local Authority** – North Yorkshire Council

**Council Tax** – Band E

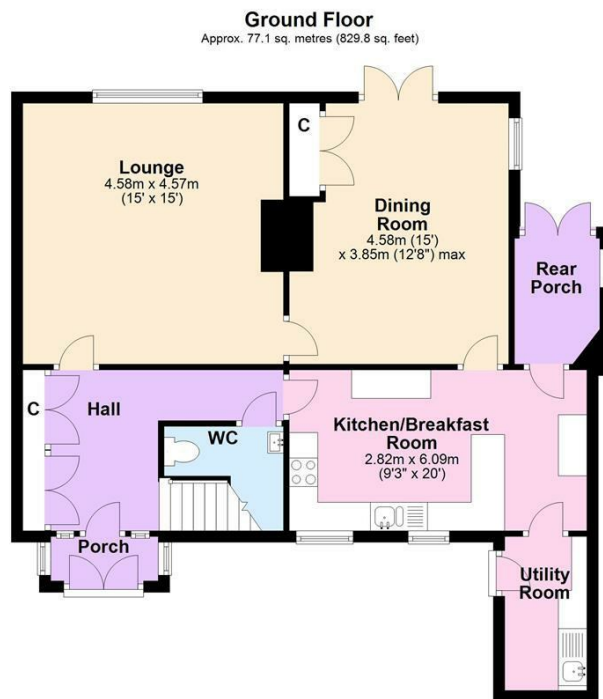
**Viewings** – By Appointment Only

**Floor Area** – 1559.00 sq ft

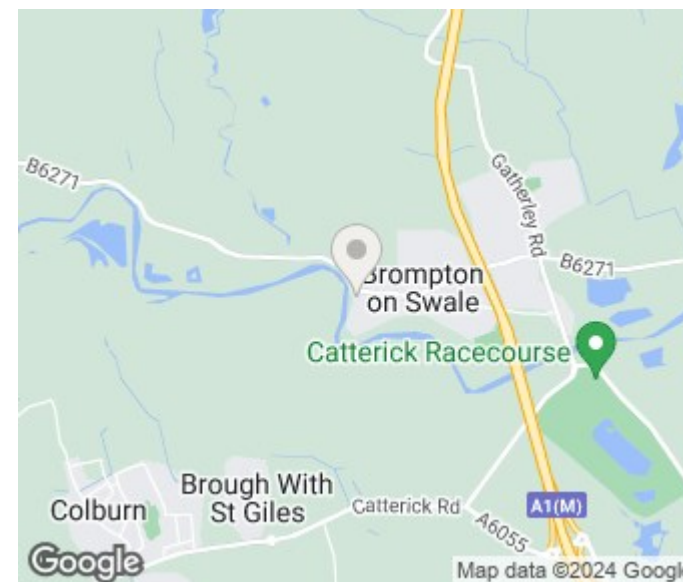
**Tenure** – Freehold







Total area: approx. 144.8 sq. metres (1559.1 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>58</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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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**NORMAN F. BROWN**

Est. 1967