



**31 WHITEFIELDS DRIVE**  
**RICHMOND, DL10 7DL**

**£225,000**  
**FREEHOLD**

A Pleasantly Located Semi Detached Bungalow within a popular neighbourhood setting. Entrance Hall, Lounge, Kitchen, Inner Hall, 2 Bedrooms, Shower Room/WC, Garage, Driveway, Front and Rear Gardens, Gas Fired Central Heating, UPVC Double Glazing. Council Tax Band B. EER C70. NO ONWARD CHAIN.

**NORMAN F. BROWN**

Est. 1967

# 31 WHITEFIELDS DRIVE

- 2 BEDROOMS • PLEASANT LOCATION • PRIVATE SOUTH FACING GARDEN • GARAGE AND DRIVEWAY • GAS FIRED CENTRAL HEATING • UPVC DOUBLE GLAZING • NO ONWARD CHAIN



## DESCRIPTION

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## ENTRANCE HALL

Electric meter cupboard. Folding door to Kitchen. Doors to Lounge and Inner Hall. UPVC double glazed entrance door to side.

## LOUNGE

Coving, living flame electric fire with oak surround, radiator. UPVC double glazed window to front. Door to Entrance Hall.

## KITCHEN

Tiled surrounds, stainless steel single drainer sink unit, laminate work surfaces, white cupboards and drawers, built in double electric oven and 4 ring ceramic hob with extractor hood over, fridge freezer space, plumbing for washing machine, fitted breakfast bar, radiator. UPVC double glazed windows to front and side with venetian blinds. Folding door to Entrance Hall.

## INNER HALL

Built in storage cupboard, access to loft space with drop down hatch and pull down ladder, also containing the wall mounted gas fired BAXI combi boiler (installed in 2020). Doors to Bedrooms, Shower Room and Entrance Hall.

## BEDROOM 1

Built in wardrobes, radiator. UPVC double glazed window to rear with roller blind. Door to Inner Hall.

## BEDROOM 2

Built in wardrobe with sliding doors, fitted dressing table, fitted fold down bed, radiator. UPVC double glazed patio doors to Rear Garden with roller blind. Door to Inner Hall.

## SHOWER ROOM/WC

Tiled surrounds, pedestal wash hand basin, shower cubicle with aqua board panels, extractor fan, low level WC, radiator, electric shaver point. UPVC double glazed window to side with roller blind. Door to Inner Hall.

## GARAGE

Wash hand basin, power connected, up and over door to front, single glazed window to rear. Personnel door to side.

## OUTSIDE

Front Garden  
Comprising lawn, rockery.

To the side.

Concrete driveway for two cars, path with gate leading to Rear Garden.

Private South Facing Rear Garden

Comprising lawn, flower beds, timber garden shed, metal garden store, cold water tap.

## SERVICES

Mains electricity, gas, water and drainage.

## GENERAL INFORMATION

Viewing - By appointment with Norman F. Brown.

Tenure - Freehold. The title is unregistered.

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 – 18652977

Particulars Prepared – September 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.

## 31 WHITEFIELDS DRIVE



**Ground Floor**  
Approx. 69.3 sq. metres (746.2 sq. feet)



Total area: approx. 69.3 sq. metres (746.2 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C		70	
(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	

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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