



BEECH HOUSE

BROUGH PARK, NR RICHMOND, DL10 7PJ

£250,000
LEASEHOLD

A Rare Opportunity to purchase a First Floor Apartment within a most exclusive parkland setting close to Richmond and the A1(M). Entrance Hall, Stairwell and Landing, Lounge/Dining Room, Kitchen Inner Hall, 2 Double Bedrooms, Bathroom/WC, Communal Grounds, Double Garage, Visitor Parking, Gas Fired Central Heating. Council Tax Band B. EER exempt.

NORMAN F. BROWN

Est. 1967

BEECH HOUSE

• 2 DOUBLE
BEDROOMS • CHARACTER • EXCLUSIVE
PARKLAND SETTING • FORMER STATELY
HOME • GAS CENTRAL HEATING • DOUBLE
GARAGE • GARDEN AND COMMUNAL
GROUNDS



DESCRIPTION

A Rare Opportunity to purchase a First Floor Apartment within a most exclusive parkland setting close to Richmond and the A1(M). Entrance Hall, Stairwell and Landing, Lounge/Dining Room, Kitchen, Inner Hall, 2 Double Bedrooms, Bathroom/WC, Communal Grounds, Double Garage, Visitor Parking, Gas Fired Central Heating. Council Tax Band B. EER exempt.

ENTRANCE HALL

Radiator, wall lights, understairs cupboard containing gas fired WORCESTER BOSCH combi boiler (installed in 2024), gas and electric meter cupboards, stairs to first floor. Large glazed entrance door. Porthole window to stairwell.

STAIRS AND LANDING

Wall lights. Large sash window to front. Doors to Lounge/Dining Room and Cloakroom/WC.

CLOAKROOM/WC

Corner wash hand basin with tiled splashback, wc, extractor fan, radiator. Door to Landing.

LOUNGE/DINING ROOM

Ceiling rose, coving, gas fire, built in cupboard with recessed alcove above, wall lights, 4 radiators. Large feature bay window to front. Doors to Landing, Kitchen and Inner Hall.

KITCHEN

Tiled surrounds, one and a half bowl sink unit with mixer tap, oak effect laminate work surfaces, pine cupboards and drawers, electric cooker point, plumbing for dishwasher, plumbing for washing machine, ceiling LED spotlights, radiator. Window to side. Glazed sliding door to Lounge/Dining Room.

INNER HALL

Coving, two built in cupboards, radiator. Doors to Bedrooms and Bathroom. Glazed door to Lounge/Dining Room.

BEDROOM 1

Coving, radiator, wall lights. Large sash window to rear with shutters. Door to Inner Hall.

BEDROOM 2

Ceiling rose, radiator, wall lights. Large sash window to side with shutters. Door to Inner Hall.

BATHROOM/WC

Tiled surrounds, pedestal wash hand basin, panelled bath, separate shower cubicle, wc, extractor fan, electric shaver point. Door to Inner Hall.

FRONT GARDEN

Small lawned area, flower beds, paved path and outside lights. Communal Grounds. Nearby Visitor Parking.

NEARBY DOUBLE GARAGE

17'0" x 17'8" (5.18 m x 5.38m)

Hipped roof with rafter storage, light and double power socket, up and over door to front. Outside cold water tap.

GRADE I LISTED

SERVICES

Mains electricity, gas, water and drainage.

SERVICE CHARGE

2023/24 Brough Hall Management fees £1,818.16, Brough Park Management fees £450.

GENERAL INFORMATION

Viewing - By appointment with Norman F. Brown.

Tenure - Leasehold. The title register is NYK 290100. Lease term 999 years from 18 February 1983 with a share of the freehold. The Freeholder is Brough Hall Management Company Ltd. The property cannot be used as a business premises or holiday let.

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 – 18664292

Particulars Prepared – November 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.

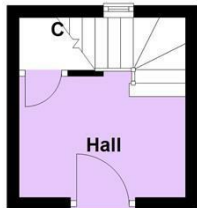
YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT

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

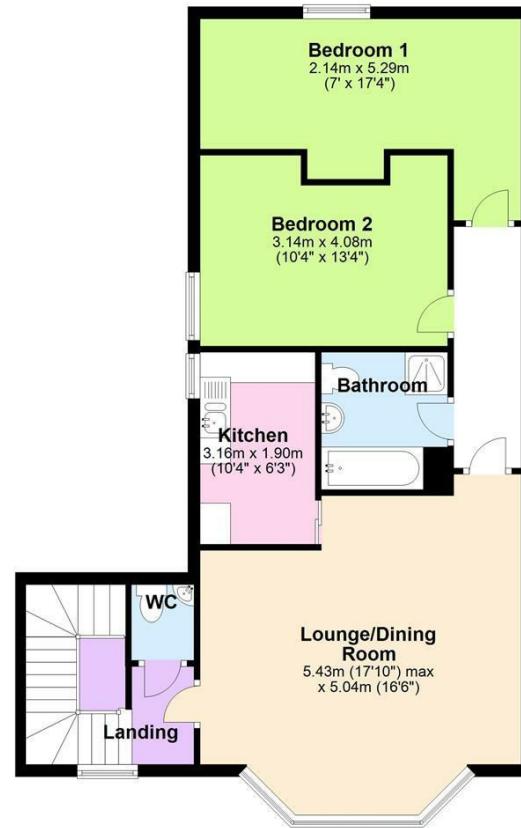
BEECH HOUSE



Ground Floor
Approx. 8.1 sq. metres (87.3 sq. feet)



First Floor
Approx. 73.9 sq. metres (795.6 sq. feet)



Total area: approx. 82.0 sq. metres (882.9 sq. feet)



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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Est. 1967