



## 44 CONAN DRIVE

RICHMOND, DL10 4PQ

**£235,000**  
**FREEHOLD**

A Well Presented Semi Detached House extensively modernised and improved in recent years and occupying a popular location. Entrance Hall, Lounge, Kitchen/Dining Room, 2 Double Bedrooms, 2 Shower Rooms, Attached Garage, Driveway, Front and Rear Gardens, Gas Fired Central Heating, UPVC Double Glazing. Council Tax Band B. EER C72. NO ONWARD CHAIN.

**NORMAN F. BROWN**

Est. 1967



# 44 CONAN DRIVE

• 2 DOUBLE BEDROOMS • WELL PRESENTED • MODERNISED AND IMPROVED IN RECENT YEARS • ATTACHED GARAGE • 2 SHOWER ROOMS • SOUTH WEST FACING GARDEN



## DESCRIPTION

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## ENTRANCE HALL

Engineered oak floor with inset coir doormat, radiator, stairs to first floor. Upvc double glazed entrance door to front. Door to Lounge.

## LOUNGE

Engineered oak floor, inset multi fuel stove with slate hearth, recessed shelving, ceiling LED spotlights, tv point radiator. Upvc double glazed bay window to front. Door to Hall. Archway to Kitchen/Dining Room.

## KITCHEN/DINING ROOM

Stainless steel sink unit, Silestone work surfaces, dark green cupboards and drawers, built in electric oven and 4 ring ceramic hob with stainless steel extractor hood over, fridge/freezer space, plumbing for slimline dishwasher, ceiling LED spotlights, radiator, understairs cupboard with window to garage, engineered oak flooring. Upvc double glazed window to rear. Upvc double glazed double doors to Rear Garden. Door to Garage. Archway to Lounge.

## GARAGE

Power connected, gas meter, metal fuse board, up and over door to front, Utility Area comprising laminate work top,

single drainer sink with hot and cold taps, plumbing for washing machine, cold water tap for garden. Windows to Shower Room and understairs cupboard. Doors to Kitchen and Shower Room. Upvc double glazed door to Rear Garden.

## SHOWER ROOM/WC

Fully tiled walls, pedestal wash hand basin, shower, wc, Upvc double glazed window to rear. Window to Garage. Door to Garage.

## LANDING

Access to boarded insulated loft space with drop down hatch and pull down ladder. Upvc double glazed window to side. Doors to Bedrooms and Shower Room/WC.

## BEDROOM 1

Built in double wardrobe, built in cupboard, radiator. Upvc double glazed window to front. Door to Landing.

## BEDROOM 2

Built in double wardrobe, radiator. Upvc double glazed window to rear. Door to Landing.

## SHOWER ROOM/WC

Wash hand basin, large tiled walk in shower with rainfall shower head and separate head and separate hand shower and glass screen, extractor fan, wc, ceiling LED spotlights and night time sensor light on PIR, chrome heated towel ladder, cupboard containing wall mounted WORCESTER gas fired combi boiler. Upvc double glazed window to side. Door to Landing.

## OUTSIDE

Front Garden

Block paved driveway, light, flower beds, paving, canopy over entrance door with light on sensor.

South West Facing Rear Garden

Lawn, greenhouse, double power socket, lights.

## SERVICES

Mains electricity, gas, water and drainage.

## GENERAL INFORMATION

Viewing - By appointment with Norman F. Brown.

Tenure - Freehold. The title register is NYK 423585.

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 – 18661675

Particulars Prepared – May 2025.

## 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

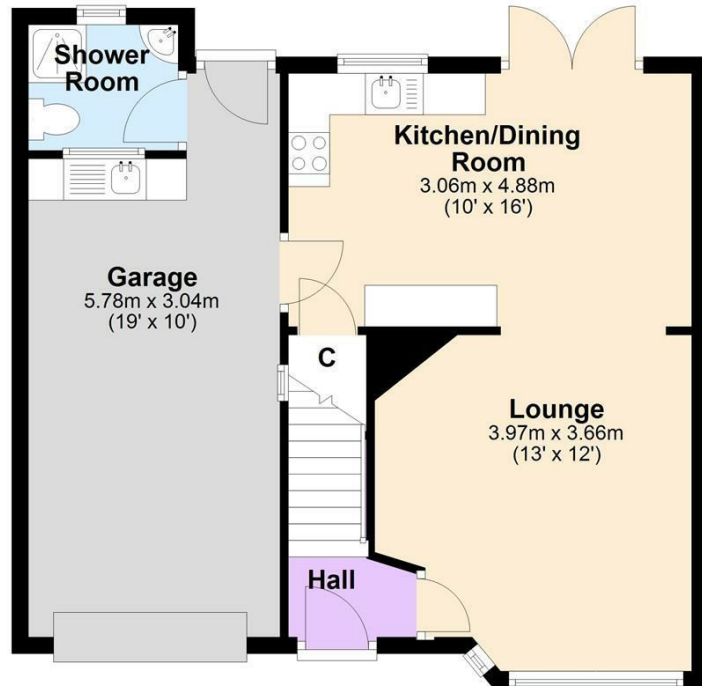
A life assurance policy may be required. Written quotation available upon request.

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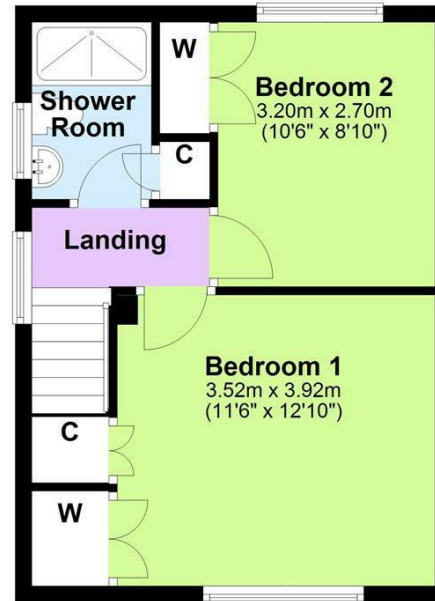
## Ground Floor

Approx. 56.7 sq. metres (610.4 sq. feet)



## First Floor

Approx. 33.2 sq. metres (357.5 sq. feet)



Total area: approx. 89.9 sq. metres (968.0 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>86</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>72</b>	
(55-68) <b>D</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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