



**1A SLEEGILL
RICHMOND, DL10 4RH**

**£125,000
FREEHOLD**

FOR SALE BY AUCTION ON 10TH FEBRUARY 2026. An Individual Semi Detached Cottage enjoying a riverside setting close to Richmond town centre. Modernisation Required. Entrance Hall, Lounge, Study/Bedroom 3, Kitchen/Dining Room, 2 Bedrooms, Bathroom/WC, Gas Fired Central Heating, Double Glazing. Council Tax Band C. EER D67.

NORMAN F. BROWN

Est. 1967

1A SLEEGILL

- INDIVIDUAL SEMI DETACHED COTTAGE • 2 BEDROOMS PLUS STUDY/BEDROOM
- 3 • RIVERSIDE SETTING • MODERNISATION REQUIRED • GAS CENTRAL HEATING • DOUBLE GLAZING • TO BE SOLD BY AUCTION



DESCRIPTION

FOR SALE BY AUCTION ON 10TH FEBRUARY 2026. An Individual Semi Detached Cottage enjoying a riverside setting close to Richmond town centre. Modernisation Required. Entrance Hall, Lounge, Study/Bedroom 3, Kitchen/Dining Room, 2 Bedrooms, Bathroom/WC, Gas Fired Central Heating, Double Glazing. Council Tax Band C. EER D67.

ENTRANCE HALL

2 radiators, stairs to first floor, under stairs cupboard, high level hatch to attic store containing the gas fired boiler. Internal window to Kitchen. Doors to Lounge, Study/Bedroom 3 and Kitchen/Dining Room. Timber external door to front with single glazed panel.

LOUNGE

Tv point, timber fireplace surround, 2 radiators. Timber double glazed sash windows to front. Door to Hall.

KITCHEN/DINING ROOM

Tiled surrounds, stainless steel one and a half bowl sink unit, laminate work surfaces, fitted cupboards and drawers, electric cooker point, fridge space, plumbing for washing machine, extractor fan, radiator, ceiling LED spotlights. Timber external door to side with single glazed panel. Internal window to Hall. Timber double glazed sash windows to side. Door to Hall.

STUDY/BEDROOM 3

Telephone point, loft hatch, radiator. Timber double glazed sash window to front. Door to Hall.

LANDING

Double glazed Velux window over the stairwell. Walk in Attic Store with light and restricted headroom. Doors to Bedrooms 1 and 2 and Bathroom/WC.

BEDROOM 1

Radiator. Timber double glazed sash window to side. Door to Landing.

BEDROOM 2

Radiator. Timber double glazed sash window to side. Door to Landing.

BATHROOM/WC

Tiled surrounds, pedestal wash hand basin, panelled bath with electric shower over, extractor fan, wc, radiator. Door to Landing.

OUTSIDE

To the front
Electric meter box, gas meter box, light.

SERVICES

Mains electricity, gas and water. Septic tank drainage shared with 1 Sleegill.

GENERAL INFORMATION

Viewing - By appointment with Norman F. Brown.

Tenure - Freehold. The title register is NYK 317807.

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 – 18771546

Particulars Prepared – January 2026.

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.

AUCTION

c/o Auction House North Yorkshire & Tees Valley tel: 01642 931060, www.auctionhouse.co.uk/teesvalley

They ask all parties to complete full due-diligence on any auction property by reading a full pack prior to bidding. Come auction day (10th February), you must be in a position to legally exchange contracts at the fall of the gavel, a 10% deposit (£5,000 min) is required and completion is set for 28 days later. You must be registered to bid, Please note that previous purchases, interest or registration through the Auction House Brand are not valid for a forthcoming auction and therefore you MUST register your interest with them on 01642 931060. Please also note that holding an Elgroup account will not give you bidding authorisation, this authorisation can only be granted via the Tees Valley branch once all forms, documentation and completed ID checks have been received at teesvalley@auctionhouse.co.uk. for any further assistance, please do not hesitate to contact them.

AUCTION FEES

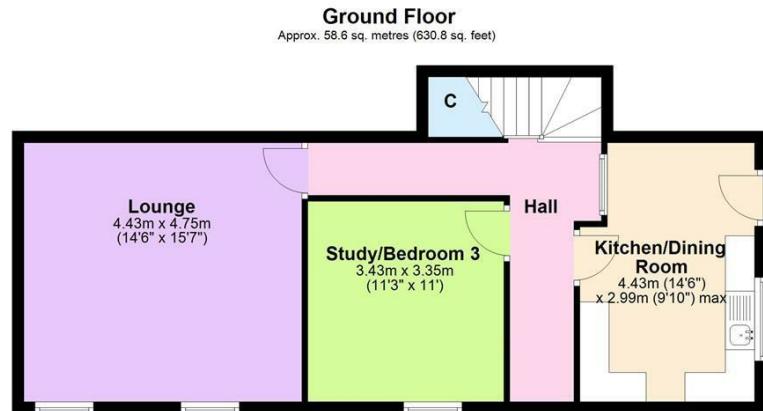
Buyer's Premium - 1.8% inc VAT of the purchase price, subject to a minimum of £1200 inc VAT, payable on exchange of contracts.

Administration Charge - £1800 inc VAT payable on exchange of contracts.

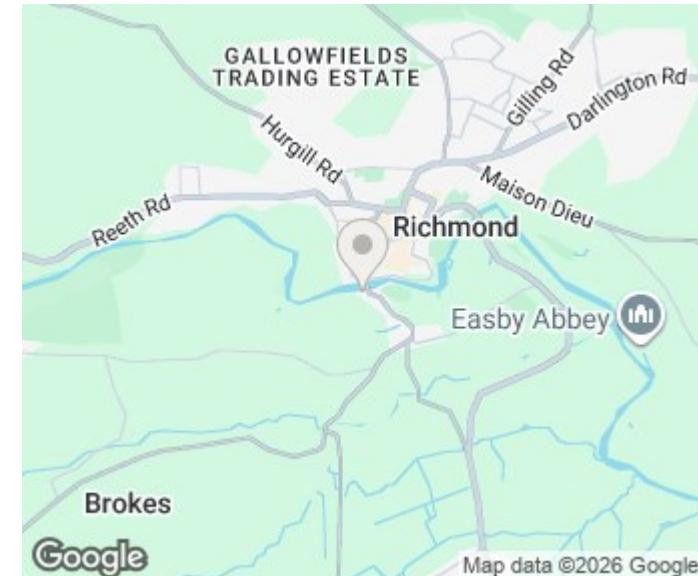
Disbursements - Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.

1A SLEEGILL





Total area: approx. 102.1 sq. metres (1098.7 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		67
(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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Est. 1967