

3 THE GHYLL RICHMOND



A modern-style bungalow set in this attractive well-located residential area, well-fitted and providing easily manageable single bedroom accommodation with conservatory, good-size gardens and parking apace, offered on a **70% shared ownership** basis with Home Group Ltd.

HALL – LIVING ROOM – CONSERVATORY – KITCHEN – BEDROOM – SHOWER ROOM/WC - GARDENS

GAS CENTRAL HEATING

LEASEHOLD

DOUBLE GLAZING

OCCUPANCY FOR OVER 55's

Price: £86,000 (70% Share)

3 The Ghyll, Richmond, DL10 4YP

The accommodation extends to.....

COVERED ENTRANCE:

With external lamp, **store** and glazed panelled door to....

HALL:

Having large cloaks cupboard.

LIVING ROOM:

(12'9" x 12'7") A good-size living room with enclosed coal-effect gas fire and patio doors to....

CONSERVATORY:

(8'4" x 7'8") A modern double-glazed conservatory opening to the rear gardens.

KITCHEN:

(6'6" x 8'10") Fitted with range of modern-style units with worksurfaces, sink unit, tiled surrounds, built-in oven and hob, plumbing points, power points and laminate flooring.

BEDROOM:

(11' x 12'7") Overlooking the rear garden, a good-size double bedroom.



SHOWER ROOM/WC:

(7'6" x 6'6") Fully tiled and having large walk-in shower area, wash-hand basin and WC.



GARDENS:

Lawned garden to the front with **parking space**.

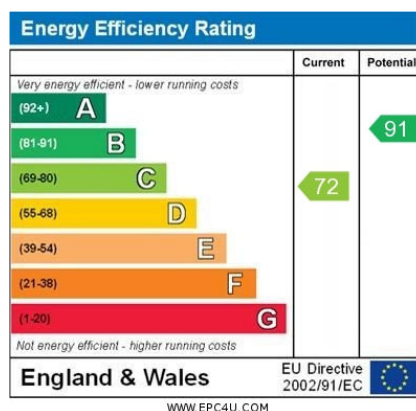
Further gravelled gardens stretch to the rear with paved **terrace**.

COUNCIL TAX BAND: A

TENURE:

Held on a 99 year "surrender and re-grant" leasehold basis, subject to a service charge of £1215.57 per annum (including management, insurance, service charges and sinking fund). Future levels reviewed annually.

Staircasing to 100% is not available.



Although every care is exercised to ensure that the particulars supplied are accurate, no responsibility whatever is accepted for any errors, inaccuracies or omissions or for any time, trouble or abortive expense incurred by applicants as a result thereof and they do not constitute a collateral warranty or form any part of the contract.

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