

*8 Duckett Close, Richmond, DL10 5QD*  
*Price £275,000*



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This is a charming semi-detached house built in 1994 that is sure to captivate your heart! This delightful property boasts a spacious lounge with fireplace, three comfortable bedrooms, and a modern bathroom, making it the perfect place to call home.

Situated in a sought-after location, this house offers plenty of parking with its long driveway, providing ample space for your family and guests and the recently granted planning permission for a detached garage adds even more value to this already impressive property, offering you the opportunity to enhance its appeal further.

One of the standout features of this home is its proximity to excellent schools, making it an ideal choice for families with children. Imagine the convenience of having top-rated schools just a stone's throw away from your doorstep!

Step inside, and you'll be greeted by a beautifully presented interior, complete with new carpets throughout and recent boiler with 8 yrs still remaining on the guarantee. The immaculate condition of the house gives it a fresh and inviting feel, ready for you to move in and start creating lasting memories.

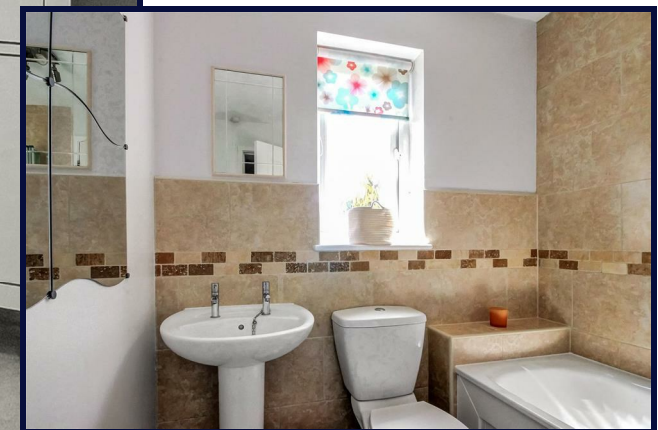
Well tended gardens front and rear with outdoor sockets and security lighting just add to the appeal of this lovely family home.

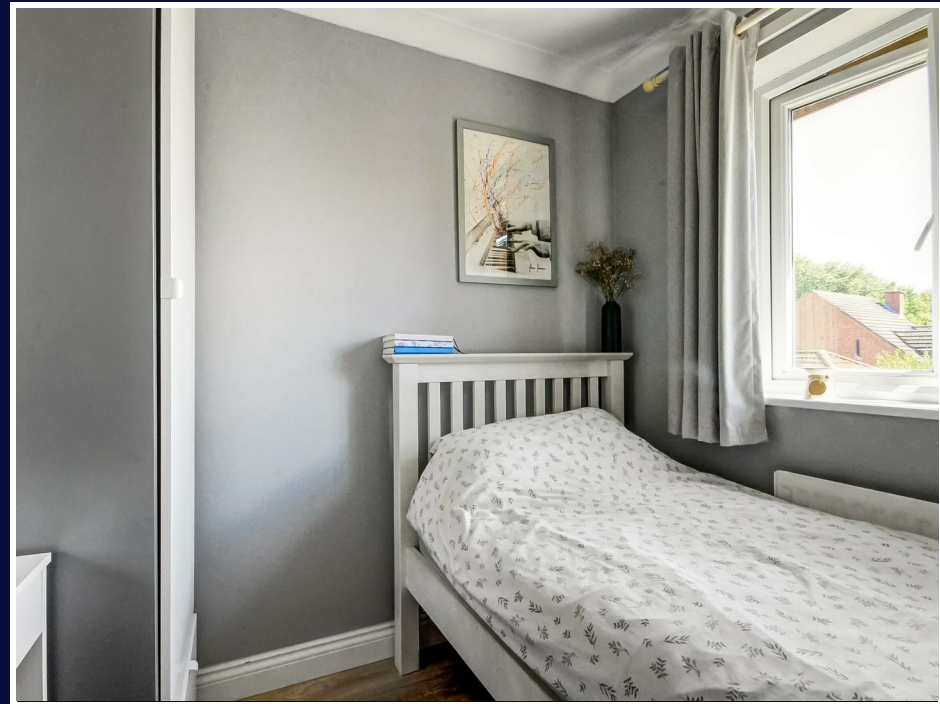






Tenure: Freehold  
Services: Gas c/h new boiler 2022 with 10 yr  
guarantee, mains water & sewerage.  
Council Tax: Band D NYCC



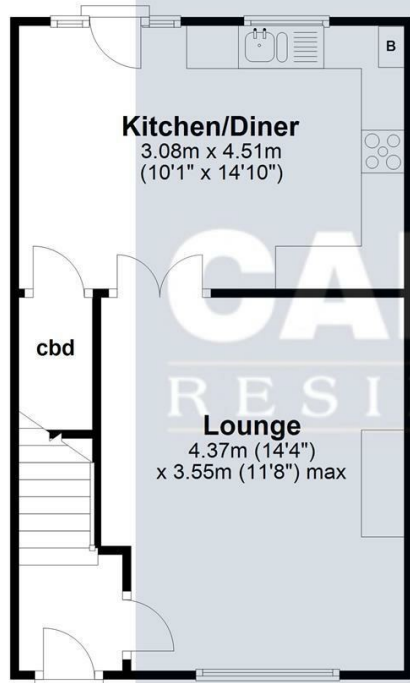






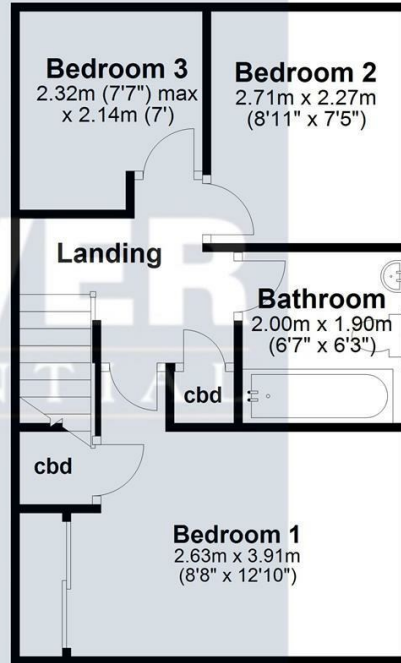
### Ground Floor

Approx. 34.1 sq. metres (366.5 sq. feet)



### First Floor

Approx. 34.1 sq. metres (366.5 sq. feet)



Total area: approx. 68.1 sq. metres (733.0 sq. feet)

Sketch Plan: Not To Scale. For Illustrative Purposes Only. Created by HJ Cadplan Ltd. Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>87</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>58</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	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

