



17 Gower Road, Richmond, North Yorkshire, DL10 4TZ  
Offers in the region of £375,000





# 17 Gower Road, Richmond, North Yorkshire, DL10 4TZ

NICELY SITUATED 4 BEDROOM DETACHED Family Home with DOUBLE GARAGE. Great 5.24m/17'2" KITCHEN/BREAKFAST ROOM, SITTING ROOM, DINING ROOM & GARDEN ROOM with bi-fold doors; HALL, COATS AREA, WASHROOM/WC & UTILITY. 4 BEDROOMS, EN SUITE & 'House' BATH/SHOWER ROOM. Enclosed Rear GARDEN. UPVC Double Glazing & Gas Central Heating (Under-floor Heating to Garden Room, Bathroom & En Suite). Edge of town location, close to open countryside - great walks, an amenity playing field & Richmond Golf Course.

## COVERED PORCH

Composite front door to:

## HALL

An open area with staircase to first floor & under-stair storage. Open to:

## COATS AREA

## WASHROOM/WC

Washbasin & WC, radiator & UPVC double glazed window to side.

## SITTING ROOM 5.81m x 3.51m (19'0" x 11'6")

A good sized room with 'living-flame' gas fire. UPVC double glazed window to front & double doors to:

## GARDEN ROOM 3.91m into sill x 3.62m (12'9" into sill x 11'10")

A useful third reception room with Oak flooring & under-floor Heating, light & power. UPVC double glazed windows & bi-fold doors.

## DINING ROOM 3.26m x 2.98m (10'8" x 9'9")

UPVC double glazed window to side.....NB: The Dining Room & Kitchen could create a superb 5.75m x 5.24m/18'10" x 17'2" 'L-shaped' LIVING KITCHEN.

## KITCHEN/BREAKFAST ROOM 5.24m x (2.39m min) 3.51m max (17'2" x (7'10" min) 11'6" max)

Lovely contemporary Magnet range of contoured, soft-close wall & floor units with extensive wood-block worktops & 1 & ½ bowl sink. Integrated electric oven, combination oven/microwave, ceramic hob with extractor over, fridge & dishwasher. Built-in store cupboard. 2 UPVC double glazed windows to rear & door to:

## UTILITY 3.26m x 1.32m (10'8" x 4'3")

Matching unit with worktop & plumbing for washing machine under. Viessmann gas boiler. UPVC double glazed doors to front & rear.

## FIRST FLOOR LANDING

Built-in shelved airing cupboard with hot-water cylinder. Loft access.

## Double BEDROOM 1. 3.83m x 2.98m min (12'6" x 9'9" min)

Plus built-in wardrobe. UPVC double glazed window to front with fine views, & 'pocket' door to:

## EN SUITE 2.42m x 1.83m max (7'11" x 6'0" max)

Shower cubicle, recessed washbasin & inset WC. UPVC double glazed window to front. NB: Under-floor Heating.

## Double BEDROOM 2. 3.92m min x 2.99m (12'10" min x 9'9")

Dual aspect with UPVC double glazed windows to front & side.

## Double BEDROOM 3. 3.60m x 3.35m (11'9" x 10'11")

Dual aspect with UPVC double glazed windows to front & rear.

## BEDROOM 4. 3.49m x 1.96m max (11'5" x 6'5" max)

Plus built-in wardrobe & including built-in bunkbed. UPVC double glazed window to rear.

## 'House' BATH/SHOWER ROOM 2. 86m x 1.48m (6'6" 282'1" x 4'10")

Panelled bath, separate shower cubicle, vanity washbasin & WC. UPVC double glazed window to rear. NB: Under-floor Heating.

## OUTSIDE FRONT

Lawn with shrub border. 2-car driveway leading to:

## Double GARAGE 5.14m x 5.10m (16'10" x 16'8")

Twin up & over doors 7 UPVC rear door, eaves storage, light & power.

## ENCLOSED REAR GARDEN

East & West orientation with extensive flagged patio area & cold-water tap. Lawn with shrub border (Holly & Plum trees), further patio area. Vegetable/Fruit Garden, Greenhouse, side storage area & side gate.

## NOTE

- (1) Freehold
- (2) Council Tax band: E
- (3) EPC:
- (4) Gas Central Heating
- (5) Timber-frame Construction
- (6) Mains Water, Gas, Electricity & Drainage



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SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2023



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>85</b>
(69-80) <b>C</b>	<b>74</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		

England & Wales 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>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		

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