



9 Summercroft Road, Hipswell, North Yorkshire, DL9 4NY
Offers over £315,000



9 Summernote Road, Hipswell, North Yorkshire, DL9 4NY

A VERY DESIRABLE Detached 'Nearly-New' Family Home - excellent 'B' Energy Rating & For Sale with NO ONWARD CHAIN - this property is READY TO GO. 6.20m x 3.28m (20'4" x 10'9") KITCHEN & DINING ROOM, deep SITTING ROOM, UTILITY & WASHROOM/WC; 4 BEDROOMS (3 Doubles & Single or OFFICE), EN SUITE & Large 2.92m x 1.83m (9'6" x 6'0") 'HOUSE' BATH/SHOWER ROOM. Sizeable 13.74m x 10.52m (45'0" x 34'6") Enclosed NEWLY LANDSCAPED REAR GARDEN - Plenty of scope for a CONSERVATORY etc (Subject to planning permission). 'Proper' 6.25m x 2.98m (20'6" x 9'9") INTEGRAL GARAGE & 3-CAR PARKING. Gas Central Heating & UPVC Double-Glazing. NB: EV Charging point.

One of the best New Homes Schemes in the area – Tree-lined & Conveniently located with LEISURE, SHOPPING, ENTERTAINMENT & SCHOOLING for all ages in the immediate area. Historic Richmond market town is under 3 miles away, excellent access to the A1(M) & A66 at Scotch Corner, Harrogate about 35 miles, York & Newcastle 45 & 50, Leeds 53 & mainline rail stations at Darlington & Northallerton - London Kings Cross about 2 hours 20 minutes.

HALL 2.96m x 1.73m (9'8" x 5'8")

Staircase to first floor.

SITTING ROOM 4.18m x 4.14m max (13'8" x 13'6" max)

UPVC double-glazed bay window to front.

KITCHEN & DINING ROOM 6.20m x 3.28m (20'4" x 10'9")

Fitted with a stylish range of soft-close wall & floor units, breakfast bar & worktops with inset sink. Integrated oven & ceramic hob with extractor over, fridge/ freezer & dishwasher. Useful understairs Storage/Pantry & down-lighting. UPVC double-glazed window & Aluminium Bi-fold doors to rear.

UTILITY 2.35m x 1.79m

Floor unit & worktop with inset sink & integrated washing machine. UPVC double-glazed window to rear & composite door to outside.

WASHROOM/WC 2.35m x 0.98m (7'8" x 3'2")

Washbasin & WC. UPVC double-glazed window to side.

Good-sized INTEGRAL GARAGE 6.25m x 2.98m (20'6" x 9'9")

(See below).

FIRST FLOOR LANDING

Built-in cupboard & Loft access.

BEDROOM 1. 4.29m max (3.53m min) x 3.32m (14'0" max (11'6" min) x 10'10")

Built-in wardrobes. UPVC double-glazed window to front & door to:

EN SUITE 2.41m max (1.07m min) x 1.90m (7'10" max (3'6" min) x 6'2")

Recessed shower cubicle, washbasin & WC. Down-lighting, attractive tiling, towel-radiator & UPVC double-glazed window to front.

BEDROOM 2. 4.34m max x 3.17m (14'2" max x 10'4")

UPVC double-glazed window to front.

BEDROOM 3. 3.58m x (3.21m max) 2.49m (11'8" x (10'6" max) 8'2")

Built-in wardrobes & UPVC double-glazed window to rear.

BEDROOM 4/OFFICE 2.38m x 1.95m (7'9" x 6'4")

UPVC double-glazed window to rear.

Large 'HOUSE' BATH/SHOWER ROOM 2.92m x 1.83m (9'6" x 6'0")

Panelled bath with shower over, washbasin & WC. Down-lighting, attractive tiling, towel-radiator & UPVC double-glazed window to rear.

OUTSIDE

Tarmac 3-Car Parking, gate to rear & access to:

Good-sized INTEGRAL GARAGE 6.25m x 2.98m (20'6" x 9'9")

Up & over door, side door, strip-light & power. NB: EV Charging point.

Sizeable Enclosed REAR GARDEN 13.74m x 10.52m (45'0" x 34'6")

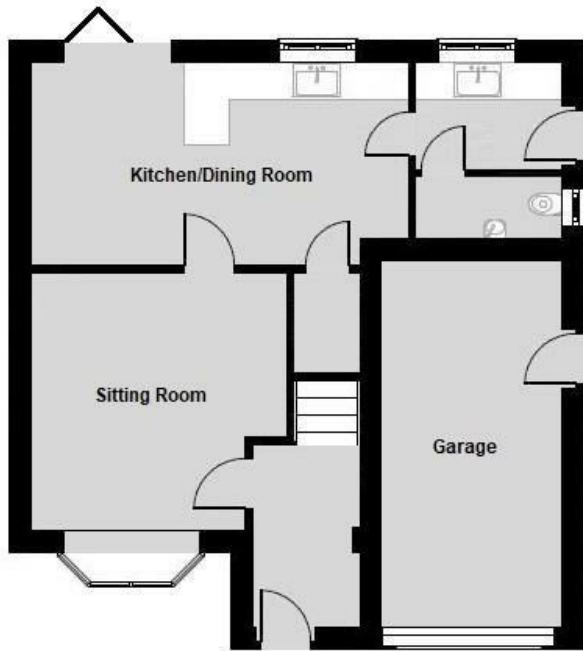
Landscaped with extensive patio & lovely 'Grey limestone' flagstones, side pathway with outside light point & cold-water tap, sleeper wall-beds to Faux-lawn & sleeper divide to further potential Vegetable/Fruit Garden.

NOTES

- (1) Freehold
- (2) 'Green Fees' for communal grassed areas of circa £100 per year will apply.
- (3) Council Tax Band: D
- (4) EPC: 81-B



OFFERS OVER £315,000



FIRST FLOOR

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		100
(92 plus) A		
(81-91) B	81	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive
2002/91/EC



Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

England & Wales

EU Directive
2002/91/EC



