



79 Hurgill Road, Richmond, North Yorkshire, DL10 4BJ
£900,000



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PROBABLY ONE OF RICHMOND'S FINEST HOMES - ABSOLUTELY STUNNING & Built to Code Level 4 Sustainable Design Standards (High 87-B EPC Rated): Eye-catching & light-filled design centred on a superb 10.27m x 7.18m max (33'8" x 23'6") South-West facing, split-level Kitchen & Living Area, with bi-folding doors & expansive views: 7.55m x 3.47m (24'9" x 11'4") Kitchen/Breakfast Room, 3 Reception Areas, 4 Double Bedrooms, 3 Bath/Shower Rooms & Dressing Room. Large South-West Facing Stone Flagged Terrace & Gardens. Great location & AN ABSOLUTE ONE-OFF - VERY, VERY Highly Recommended.

NB: Constructed in Reclaimed Natural Stone, Photovoltaics & Solar Panels, Air Source Heating, Heat Recovery System & Under Floor Heating (Radiators to first floor).

LOBBY & RECEPTION HALL

Oak staircase & void to first floor, Oak flooring, double-glazed sash window to side & double-glazed Velux window creating light. Double doors opening through to the wonderful rear living areas.

FAMILY ROOM 4.32m x 3.46m (14'2" x 11'4")

Double-glazed sash window to front.

KITCHEN/BREAKFAST ROOM 7.55m x 3.47m (24'9" x 11'4")

Fabulously light & fitted with a quality range of under & over-lit wall & floor units, pull-out rotary larder & cupboard unit & wood-block worktops with Belfast sink, plus Granite worktop island unit. Stoves range cooker, integrated full-height fridge, freezer & Bosch dishwasher. Elegant floor tiling (Under-floor heated) & glazed balustrade overlooking the:

Stunning Main LIVING AREA (VIEWS) 10.27m x (3.61m min) 4.22m max (33'8" x (11'10" min) 13'10" max)

Vaulted with 3 double-glazed Velux windows & 2 sets of double-glazed bi-fold doors opening on to the South-West pacing patio - Spectacular. This space incorporates a SITTING AREA & DINING ROOM with exposed stone features & Oak flooring (Under-floor heated) with light in abundance.

OFFICE 3.97m x 2.20m (13'0" x 7'2")

2 double-glazed Velux windows & under-floor heating.

UTILITY ROOM & CLOAKS/WC 3.05m x 2.66m overall (10'0" x 8'8" overall)

Worktop unit with inset sink & airing cupboard with heater. Plumbing for washing machine & space for dryer. 2 double-glazed Velux windows to side & door to:

Integral GARAGE 4.78m x 3.42m (15'8" x 11'2")

(See below)

FIRST FLOOR LANDING & VOID

Double-glazed sash window to front. Hatch access to LOFT with boarding, light point & pull-down ladder

MASTER SUITE

Door from Landing to Lobby Area with Oak steps to:

BEDROOM 1 (VIEWS) 4.78m x 3.97m (15'8" x 13'0")

Part-vaulted ceiling & 2 double-glazed sash windows to rear with fine South-West views.

DRESSING ROOM 3.05m x (2.24m max) 1.53m min (10'0" x (7'4" max) 5'0" min)

Fitted wardrobes & double-glazed Velux window.

En Suite BATH/SHOWER ROOM 2.30m x 2.26m (7'6" x 7'4")

Free-standing bath, separate shower cubicle, inset washbasin with drawers under & WC. Under-floor heating, feature tiling & double-glazed sash window to rear with fine views.

BEDROOM 2. 4.98m x 3.46m overall (16'4" x 11'4" overall)

Including built-in wardrobes & En Suite. Double-glazed sash window to front.

En Suite SHOWER ROOM

Under-floor heating, full-width shower cubicle, inset washbasin with drawers under & WC.

BEDROOM 3 (VIEWS) 3.41m min x 3.31m (11'2" min x 10'10")

Built-in wardrobes & double-glazed sash window to rear with lovely South-West views.

BEDROOM 4. 3.66m x 2.70m min (12'0" x 8'10" min)

Double-glazed sash window to front.

'House' BATH/SHOWER ROOM 2.60m x 2.56m (8'6" x 8'4")

Free-standing bath, separate shower cubicle, inset washbasin with drawers under & WC. Feature tiling & double-glazed sash window to side.

OUTSIDE

Stone boundary wall & block paved courtyard turning & parking area with cold water tap & stone-flagged walkways to & 'either-side' gates to the Rear Gardens.

Integral GARAGE 4.78m x 3.43m (15'8" x 11'3")

Electric roller door, side door & internal door to Utility Room. Light, power & Electric Vehicle Charging Point (To be connected).

South-West Enclosed REAR GARDENS

Landscaped with extensive stone-flagged terrace, cold-water tap, power sockets & lighting. Lawned gardens with stone Ha-ha wall & further lawn with Pergola & shrub screen planting.

NOTES

- (1) Freehold
- (2) Council Tax Band: G
- (3) EPC: 87-B
- (4) Air Source Heating - Under Floor Heating (Radiators to first floor).




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FIRST FLOOR

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. 2024

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		98
(92 plus) A	87	
(81-91) B		
(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 