



PLOT 37 37 Summercroft Road, Hipswell, Richmond, N Yorks, DL9 4NY  
£279,950





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\*\*\*ESTIMATED COMPLETION WINTER 2024\*\*\* 37, Summercroft Road, The COWESBY - 3 Bedroom 'En Suite' DETACHED HOME with Living Room & great 5.59m x 4.25m/18'4" x 13'11" Kitchen/Dining Room; 3 Bedrooms, 'house' Bath/Shower Room & En Suite. 2-Car off-street Parking & an enclosed Rear Garden. Gas Central Heating, UPVC Double Glazing & ICW 10 Year Build Safe Structural Warranty - FREEHOLD.

NB: Internal images of SIMILAR PROPERTY shown.

LEISURE, SHOPPING, ENTERTAINMENT & SCHOOLING for all ages in the immediate area. Historic Richmond market town is under 3 miles away. There is 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. The area is ideal for WALKING, CYCLING etc & the SPECTACULAR DALES SCENERY speaks for itself: <https://www.yorkshirepost.co.uk/heritage-and-retro/heritage/richmond-historic-market-town-inspired-turner-2549207>

**HALL 4.36 long (14'3" long)**

**SITTING ROOM 4.34 x 3.32 max (14'2" x 10'10" max)**

**KITCHEN & DINING ROOM 5.59 x 4.25 (18'4" x 13'11")**

**WASHROOM/WC 1.70 x 1.00 (5'6" x 3'3")**

**FIRST FLOOR LANDING**

Built-in cupboard.

**BEDROOM 1. 3.58 x 2.99 plus robes (11'8" x 9'9" plus robes)**

PLUS built-in wardrobe.

**EN SUITE 1.91 x 1.90 max (6'3" x 6'2" max)**

**BEDROOM 2. 3.58m x 2.59m (11'8" x 8'5")**

**BEDROOM 3. 3.58 x 2.20 (11'8" x 7'2")**

**'HOUSE' BATH/SHOWER ROOM 2.49 x 1.91 (8'2" x 6'3")**

**OUTSIDE**

Front Garden turfed open plan with block-set &/or Tarmac 2-Car driveway. Rear Garden top soiled with textured concrete paved patio & perimeter paving. 1.83m/6ft close board fencing between houses, 1.22m/4ft close board fencing between rear gardens. Enclosed Rear Garden.

**SPECIFICATION**

- KITCHEN - Integrated oven, gas hob & extractor, fridge/freezer & dishwasher.
- BATHROOMS - Contemporary range of white fittings.

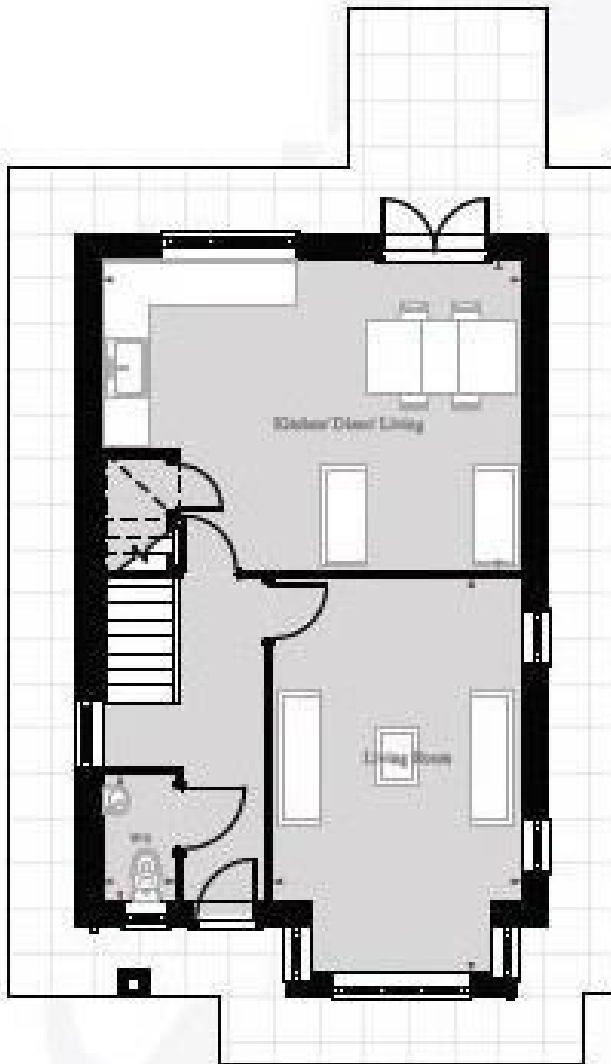
- TILING - Ceramic wall & floor tiling to selective kitchen, bath & cloakroom areas.
- DOWN-LIGHTING - Kitchen/Dining Room & Bathrooms.
- TV POINTS - Living room, kitchen/dining room & bedrooms.
- HEATING - Gas Central Heating/Hot Water System.
- WINDOWS & FRENCH DOORS - White uPVC double glazed.
- EXTERNAL DOORS - Light grey composite front door, white uPVC side/rear door.
- FLOOR COVERINGS - Option to fit from our supplier 'at cost' - details on request.
- WALLS & CEILINGS - Smooth skim finish in white.
- WOODWORK - White satin finish.
- CAR CHARGING POINT - Wiring made ready for electric car charging point.
- RAINWATER GOODS - Black uPVC.

**NB**

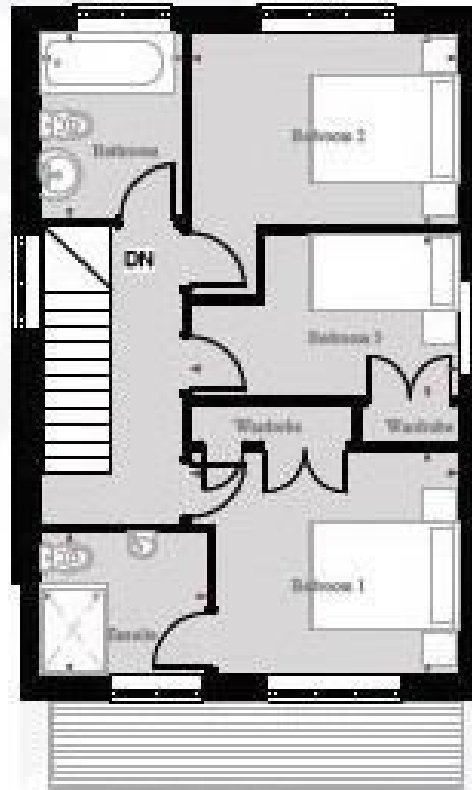
1. GREEN FEES covering the communal green areas of circa £100 per year will apply.
2. Council Tax Band: To be confirmed by Richmondshire District Council
3. The details outlined are an indication of the proposed specification. The developer reserves the right to alter any part of the development specification at any time. Where brands are specified, the developer reserves the right to replace the brand with another of equal quality or better.
4. IMAGES ETC: Computer Generated Images (CGi's), Photographs & Artists Impressions are for illustrative Purposes only. Floor plans are for illustration only.




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## FIRST FLOOR



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(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>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(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>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 