37 Summercroft Road (Plot 37), Hipswell, Richmond, N Yorks, DL9 4NY

£279,950

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The BEST EXCLUSIVE New Homes Location in the Area - LOCATION, LOCATION, LOCATION - Call NOW to View: 01748 822 711
The COWESBY is a 3 Bedroom 'EN SUITE' DETACHED HOME (Very EFFICIENT 'B' Energy Rated) with a LIVING ROOM & SUPERB 5.59m x 4.27m/18'4" x 14'0" KITCHEN/DINING ROOM, 3 BEDROOMS, 'House' BATH/SHOWER ROOM & EN SUITE. 2-Car off-street PARKING. Gas Central Heating & UPVC Double Glazing; ICW 10 Year Build Safe Structural Warranty.
CONVENIENCE, QUALITY, SCENERY & a NEW HOME LIFE-STYLE with LEISURE, SHOPPING, ENTERTAINMENT & SCHOOLING for all ages in the immediate area. Excellent access A1(M) & A66 at Scotch Corner, & mainline rail station at Darlington – LONDON Kings Cross about 2 hours 20 minutes. The area is ideal for WALKING, CYCLING etc & the SPECTACULAR DALES SCENERY speaks for itself. Historic Richmond market town is under 3 miles away.

HALL 4.36m long (14'3" long)

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

KITCHEN & DINING ROOM 5.59m x 4.27m (18'4" x 14'0")

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

FIRST FLOOR LANDING
Built-in cupboard.

BEDROOM 1. 3.58m x 2.99m plus robes (11'8" x 9'9" plus robes)
PLUS built-in wardrobe.

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

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

BEDROOM 3. 3.58m x 2.20m plus robes (11'8" x 7'2" plus robes)
PLUS built-in wardrobe.

'HOUSE' BATH/SHOWER ROOM 2.49m x 1.91m (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.

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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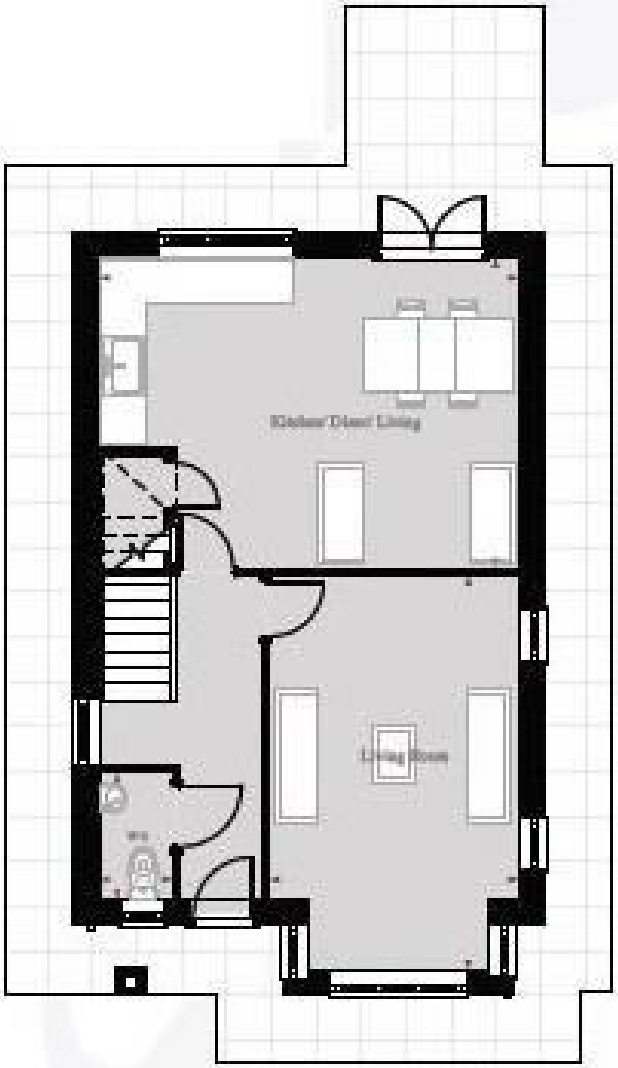

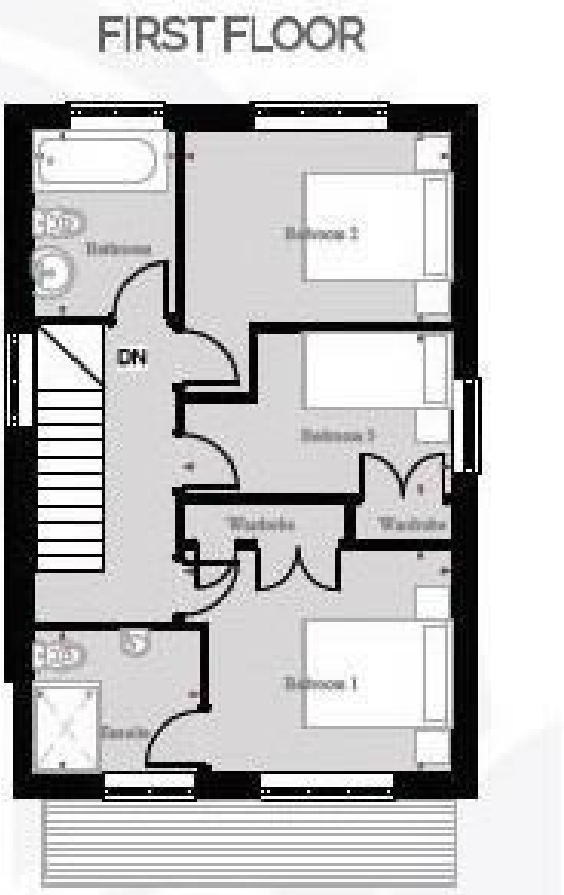

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(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 (CO_2) Rating

	Current	Potential
Very environmentally friendly - lower CO2 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 CO2 emissions		
England & Wales	EU Directive 2002/91/EC	