



65 Norman Road, Richmond, North Yorkshire, DL10 4PA
Offers over £175,000



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Welcome to this charming mid terraced house located on Norman Road in Richmond. This property benefits from open plan living space, THREE bedrooms, and a beautifully refitted bathroom with a luxurious waterfall shower.

As you step inside, you'll be greeted by an open-plan living space that seamlessly combines the lounge, kitchen, and dining room, creating a perfect area for entertaining guests or relaxing with your family.

One of the highlights of this property are the views from the rear, overlooking Richmond Golf Course and beyond, offering a tranquil backdrop to your daily life.

Whether you're looking for a cozy family home or a place to host gatherings with friends, this property on Norman Road has everything you need. Don't miss out on the opportunity to make this house your own and enjoy the best of Richmond living.

ENTRANCE

With a UPVC double glazed entrance door and staircase leading to the first floor with useful under the stairs store cupboard. Central heating radiator and a UPVC double glazed window to front. Open to:

Open-plan MAIN LIVING AREA 7.37 x 5.59 overall (24'2" x 18'4" overall)

A superb living space with Oak finish flooring, comprising of:

KITCHEN

With a range of wall, base and drawer units with wooden effect worktops, built in wine rack, one and a half bowl sink unit with mixer tap over, tiled splash back. Dual-fuel range cooker with electric oven, 5 burner gas hob and stainless steel extractor over, integrated fridge, freezer, dishwasher & washing machine. Oak flooring, UPVC double glazed window & door to rear.

LOUNGE

Open to the kitchen with French doors onto to the rear decked terrace which has lovely elevated views. UPVC double glazed window to the front, oak flooring, coving and tv aerial point.

FIRST FLOOR LANDING

UPVC double glazed window to rear.

BEDROOM 1 3.82 x (3.97 into robes) 3.00 (12'6" x 13'0" into robes) 9'10"

A double bedroom at the front with built-in double

wardrobes (also housing the central heating boiler) additional built-in shelved Airing Cupboard. central heating radiator and UPVC double glazed window to front.

BEDROOM 2 3.36 x 3.05 min (11'0" x 10'0" min)

A double bedroom at the front with a central heating radiator and a UPVC double glazed window.

BEDROOM 3 2.50 x 2.46 (8'2" x 8'0")

At the rear with lovely views of the golf course and beyond. With a built-in cupboard, central heating radiator and UPVC double glazed window.

BATH/SHOWER ROOM

A recently refitted bathroom comprising of bath with mixer tap and rainforest shower over, glass shower screen, w.c and wash hand basin set in a vanity unit with a mixer tap, tiled walls, towel radiator and two UPVC double glazed windows.

EXTERNALLY

To the front of the property there is a lawned garden with mature trees and established shrubs a path leads to the UPVC entrance door.

At the rear French doors lead out onto a decked terrace which has fabulous view over the leafy garden and golf course beyond. Steps lead down to an enclosed garden with has a lawned area, paved patio, gravelled area, cold water tap and mature trees and shrubs.

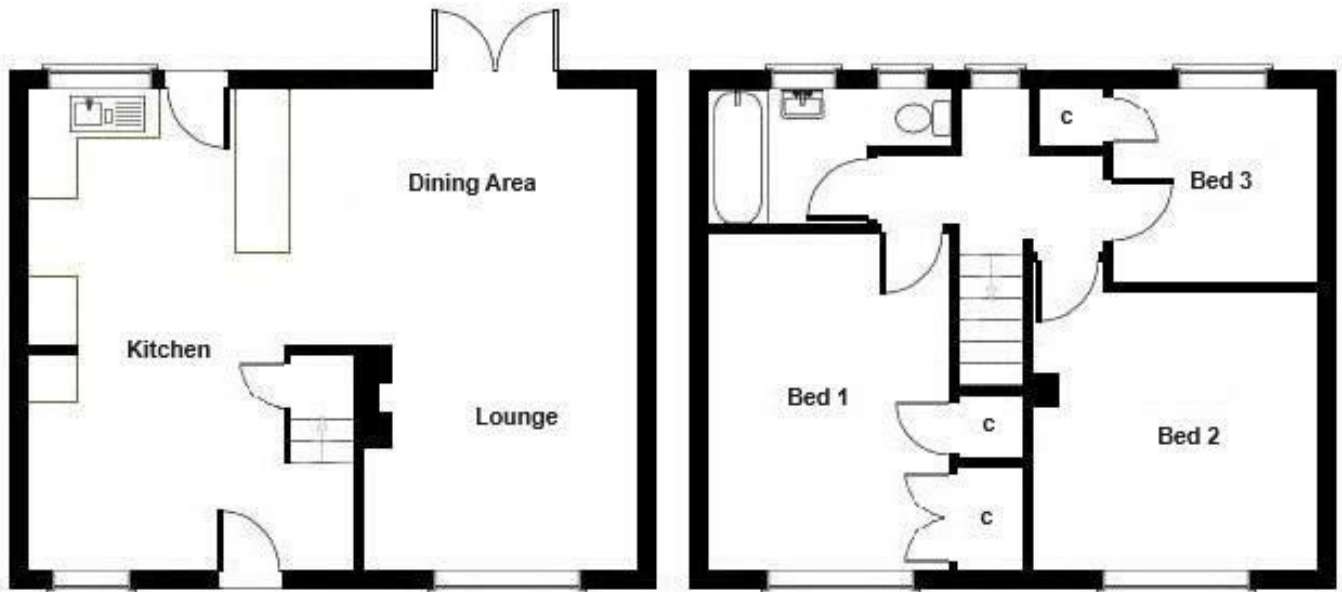
NOTE

* FREEHOLD

* COUNCIL TAX BAND B



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Sketch Plan for Identification Purposes Only

The placement & size of walls, doors, windows, staircases & fixtures are approximate & cannot be relied upon as other than for guidance purposes only

FIRST FLOOR

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		80
(69-80) C	67	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		

England & Wales

EU Directive
2002/91/EC



Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		70
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		

England & Wales

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