



12 Atkinson Avenue, Richmond, North Yorkshire, DL10 4UE
£595,000



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Very Highly Recommended: TRULY SUPERB LIVING SPACE (234sqm/2,519sqft) – For Sale with NO ONWARD CHAIN.

4 (Four) RECEPTION ROOMS, 10.42m x 6.91m max/34'2" x 22'8" max KITCHEN/DINING ROOM & DAY ROOM, plus GYM etc & large UTILITY; 4 good double BEDROOMS (All EN SUITE). Great Location & Views. Option for 2 separate OFFICE/WORKROOMS...

UPVC double-glazed sash windows (Sept 2020)Rockdoor composite doors**Redecorated 2023.

The ROUGH GUIDE TO BRITAIN describes Richmond as "an absolute gem." The 'Garden Village' lies within old stone boundary walls with imposing C19th entrance towers, on the edge of the town near the Golf Course & Open Countryside. The unspoilt Yorkshire Dales National Park & the Teesdale countryside (Area of Outstanding Natural Beauty) are readily accessible - about 1 hour to the Lake District. A1(M), A66 & Scotch Corner, about 4.5 miles & Mainline Rail Station 13 miles - LONDON Kings Cross about 2 hours 20 minutes.

PORCH

HALL

Travertine 'stone' flooring, down-lighting & staircase to first floor with 3.22m max x 0.77m/10'6" max x 2'6" CUPBOARD with light point under.

WASHROOM/WC 2.30m x 0.86m (7'6" x 2'9")

Washbasin & inset WC.

OFFICE (2) 3.47m x 2.30m (11'4" x 7'6")

Down-lighting & UPVC double-glazed sash window to front.

SITTING ROOM 5.49m x 3.47m (18'0" x 11'4")

Fireplace with 'living-flame' gas fire. Down-lighting & UPVC double-glazed sash window to front. Double doors to:

DAY ROOM 6.25m x (3.73m max) 3.15m (20'6" x (12'2" max) 10'4")

A lovely south-facing light room with Travertine 'stone' flooring & down-lighting. UPVC double-glazed sash windows to side & rear & UPVC double-glazed patio doors to outside.

NB: Entertaining Space 10.42m x 6.91m max (34'2" x 22'8" max)

The KITCHEN/DINING ROOM & DAY ROOM create a fantastic 'l-shaped' entertaining area.

STUDIO/OFFICE (1) 4.28m x 3.67m max (14'0" x 12'0" max)

Oak flooring & down-lighting. UPVC double-glazed sash windows to side & UPVC double-glazed patio doors to front.

KITCHEN/DINING ROOM 6.91m x (3.99m max) 3.72m (22'8" x (13'1" max) 12'2")

Fitted with an extensive range of wall & floor units with Granite worktops & inset sink. Travertine 'stone' flooring & down-lighting. UPVC double-glazed sash windows to rear.

BOOT ROOM/UTILITY 3.72m x 2.76m (12'2" x 9'0")

Fitted with wall & floor units with Granite worktops & Belfast sink with plumbing for washing machine under. Baxi Platinum 40 Combi (Oct 2020) gas central heating boiler. Travertine 'stone' flooring & down-lighting. UPVC double-glazed sash windows to rear.

GYM etc (Former GARAGE) 4.64m x 2.75m (15'2" x 9'0")

Oak flooring & strip-lighting. UPVC double-glazed sash windows to side.

FIRST FLOOR LANDING

Door to INNER HALL & BEDROOM 4.

BEDROOM 1 (VIEWS) 5.95m x 3.76m min (19'6" x 12'4" min)

Including fitted wardrobes (shelving, hanging & drawers). UPVC double-glazed sash windows to side & rear.

EN SUITE BATH/SHOWER ROOM 3.41m x (2.10m max) 1.22m (11'2" x (6'10" max) 4'0")

Panelled bath, shower cubicle, inset washbasin & inset WC. Travertine 'stone' flooring & splash tiling, down-lighting & UPVC double-glazed sash window to rear.

BEDROOM 2 5.44m x 3.53m (17'10" x 11'6")

Including fitted wardrobes (shelving, hanging & drawers). UPVC double-glazed sash window to front. Hatch to LOFT-STORE - see below.

LOFT-STORE 3.56m x 2.91m min (11'8" x 9'6" min)

Fold-down wooden ladder, light, power & eaves storage.

EN SUITE BATH/SHOWER ROOM 3.41m x (2.46m max) 1.58m (11'2" x (8'0" max) 5'2")

Panelled bath, shower cubicle, inset washbasin & inset WC. Travertine 'stone' flooring & splash tiling, down-lighting & UPVC double-glazed sash windows to side & rear..

BEDROOM 3 4.39m x 3.36m (14'4" x 11'0")

Including fitted wardrobes (shelving & hanging). UPVC double-glazed sash window to front.

EN SUITE SHOWER ROOM 1.88m x 1.48m (6'2" x 4'10")

Shower cubicle, inset washbasin & inset WC. Travertine 'stone' flooring & splash tiling, down-lighting & UPVC double-glazed sash window to front.

BEDROOM 4 (VIEWS) 5.76m x 2.76m min (18'10" x 9'0" min)

Including fitted wardrobes (shelving, hanging & drawers). 2 UPVC double-glazed sash windows to side & UPVC double-glazed Juliet doors rear – great views.

EN SUITE BATH/SHOWER ROOM 2.80m x 2.68m (9'2" x 8'9")

Panelled bath, shower cubicle, inset washbasin & inset WC. Travertine 'stone' flooring & splash tiling, down-lighting & UPVC double-glazed sash window to front.

OUTSIDE FRONT

Low stone boundary wall & driveway-parking. Flagged with outside lighting & 'either side' gates to:

SOUTH FACING REAR PATIO

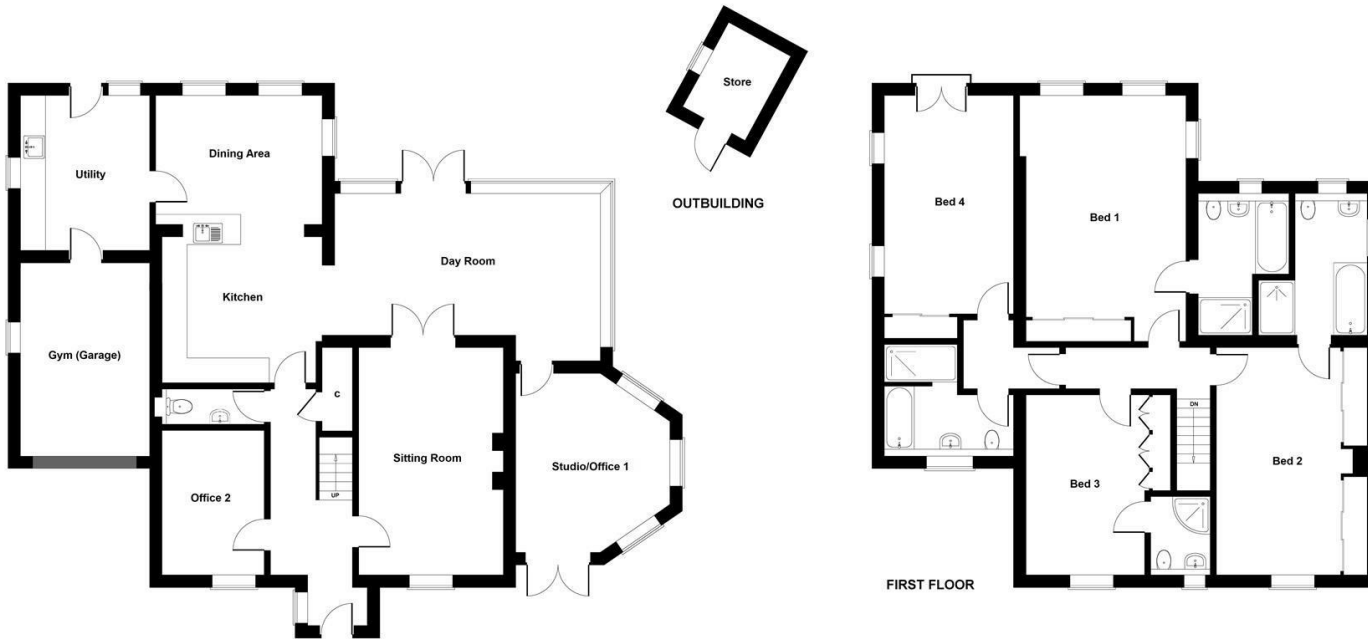
...with views. Stone boundary wall & stone-flagged with cold-water tap, outside power socket & outside lighting. Stone STORE etc 2.30m x 1.70m/7'6" x 5'6" Strip-light & power.

NOTES

- (1) Freehold
- (2) Council Tax Band: E
- (3) EPC: 74 C
- (4) 'Green Fees': The Garden Village Management Company 'Green Fee' for 2023/24 of £158.70, paid 1st July in arrears. One-off £100 to transfer the share certificate into the new owner's name(s).
- (5) Gas Central Heating - Baxi Platinum 40 Combi Boiler (Oct 2020)
- (6) UPVC Double-Glazed Sash Windows (Sept 2020) & Rockdoor Composite Doors
- (7) Mains Water, Electricity & Drainage.



£595,000



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		
(92 plus) A		
(81-91) B		
(69-80) C	74	79
(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		

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