



PLOT 41, 16 Summercroft Road, Hipswell, Richmond, N Yorks, DL9 4NY
£319,950



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CONVENIENCE, QUALITY, SCENERY & NEW HOME LIFE-STYLE: 16 Summercroft Road, The BRENCHLEY - A great 4 Bedroom Detached Family Home with Living Room, superb 6.00m/19'8" Kitchen/Dining Room with a stylish range of soft-close wall & floor units with integrated oven & gas hob with extractor over, fridge/ freezer & dishwasher; Utility with sink, plumbing for washing machine & space for a tumble drier - also a Cloakroom/WC. Upstairs are 4 Bedrooms, a large 2.95m/9'8" house Bath/Shower Room & En Suite. Good-sized Integral Garage, off-street Parking & an enclosed Rear Garden. Gas Central Heating & UPVC Double Glazing. ICW 10 Year Build Safe Structural Warranty - FREEHOLD.

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

SITTING ROOM 4.20 x 4.18 max (13'9" x 13'8" max)

KITCHEN & DINING ROOM 6.00 x 3.36 (19'8" x 11'0")

Stylish range of soft-close wall & floor units with integrated oven & gas hob with extractor over, fridge/ freezer & dishwasher.

UTILITY 2.39 x 1.75 (7'10" x 5'8")

Sink, plumbing for washing machine & space for a tumble drier

WASHROOM/WC 2.00 x 1.04 (6'6" x 3'4")

Good-sized INTEGRAL GARAGE 6.00 x 2.98 (19'8" x 9'9")

(See below).

FIRST FLOOR LANDING

Built-in cupboard.

BEDROOM 1. 3.53 x 3.17 plus robes (11'6" x 10'4" plus robes)

PLUS built-in wardrobe.

EN SUITE 2.10 x 1.43 plus shower cubicle (6'10" x 4'8" plus shower cubicle)

BEDROOM 2. 3.58m x 2.49m plus robes (11'8" x 8'2" plus robes)

PLUS built-in wardrobe.

BEDROOM 3. 4.34 max x 3.17 (14'2" max x 10'4")

BEDROOM 4/STUDY 2.51 x 1.99 (8'2" x 6'6")

Large 'HOUSE' BATH/SHOWER ROOM 2.95 x 1.88 (9'8" x 6'2")

OUTSIDE

Good-sized INTEGRAL GARAGE (6.00m x 2.98m/19'8" x 9'9") with strip-light & power. Front Garden turfed open plan with block-set 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.

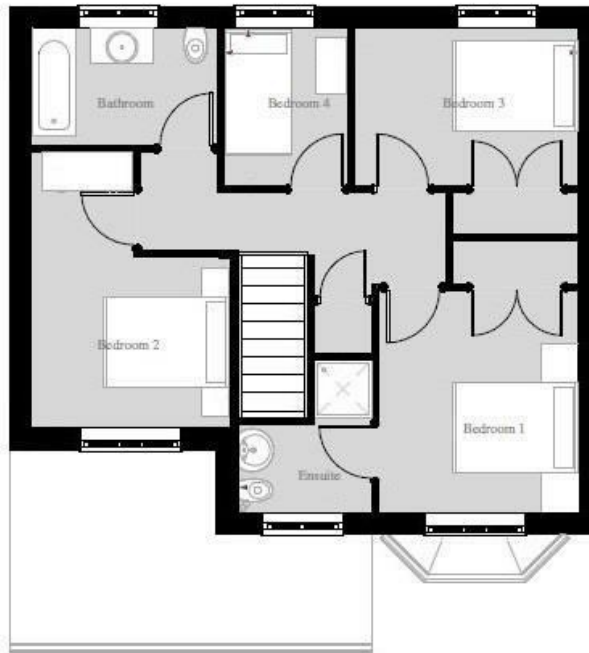
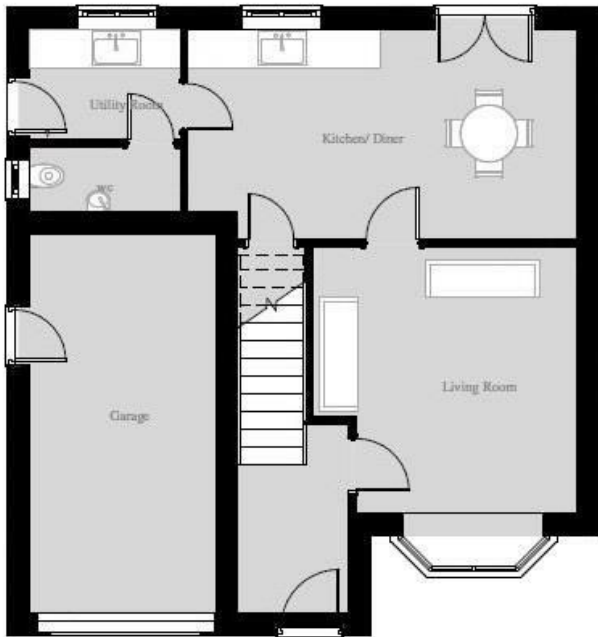
- UTILITY - sink, plumbing for washing machine & space for a tumble drier.
- BATHROOMS - Contemporary range of white fittings.
- TILING - Ceramic wall & floor tiling to selective kitchen, bathrooms & cloakroom areas.
- DOWN-LIGHTING - Kitchen/Dining Room & Bathrooms.
- TV POINTS - Living room, kitchen/dining 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.
- GARAGE DOOR - Up & over solid steel garage 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) A		
(81-91) B		
(69-80) C		
(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		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		

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