

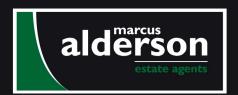
The Gables Middleton Tyas, Richmond, DL10 6PP Asking price £375,000



7 King Street, Richmond, North Yorkshire, DL10 4HP

Tel: 01748 822711

Email: info@marcusalderson.co.uk Website: www.marcusalderson.co.uk



# The Gables Middleton Tyas, Richmond, DL10 6PP

GREAT VILLAGE & GREAT OPPORTUNITY: DESIRABLE Semi-detached House with HUGE SCOPE (See floor plans) - For Sale with NO ONWARD CHAIN. 7.13m/23'4" SITTING ROOM & 7.22m/23'8" KITCHEN/DINING ROOM, UTILITY & WASHROOMWC; 3 Good BEDROOMS, huge 3.71m max x 3.11m/12'2" max x 10'2" BATH/SHOWER ROOM & EN-SUITE. 9.96m/32'8" Stone OUTBUILDINGS, Double GARAGE & Large SOUTH-EAST enclosed GARDEN. Work to be done & ANNEX/OFFICE Etc Potential (Subject to PP) ..... VERY HIGHLY RECOMMENDED.

The village is home to a highly regarded Primary School, a good local dining-pub, a community village shop (also a small services 'M&S') & several country walks. Excellent access to the A1(M) & A66 at Scotch Corner; historic RICHMOND is about 5 miles, DARLINGTON mainline station is about 9 miles (LONDON Kings Cross 2 hours 20 minutes) & BARNARD CASTLE about 14 miles. The unspoilt Teesdale countryside & the Yorkshire Dales National Park are readily accessible - about 1 hour to the Lake District.

## PORCH 1.75m x 1.64m (5'8" x 5'4")

Quarry tiled floor & side window.

### HALL

Staircase to first floor.

# SITTING ROOM 7.13m x (3.46m min) 3.93m (23'4" x (11'4" min) 12'10")

A large room with open fireplace & windows to front & rear.

### KITCHEN/DINING ROOM 7.22m x 3.66m (23'8" x 12'0")

### **DINING AREA**

Stone fireplace with recessed side cupboards, window to front & open to:

#### KITCHEN AREA

Fitted with wall & floor units & worktops with sink; integrated eye-level double over/grill & ceramic hob, plumbing for dishwasher & washing machine. Window to rear & door to:

# UTILITY & WASHROOM/WC 4.78m max x 2.15m max (15'8" max x 7'0" max)

Built-in cupboard & Trianco oil boiler. Window to side & door to outside.

# FIRST FLOOR LANDING 4.24m max (1.95m) x 2.18m (13'10" max (6'4") x 7'1")

Window to front.

### BEDROOM 1. 4.24m x 3.93m (13'10" x 12'10")

Nook recess & window to front.

# BEDROOM 2. 3.97m x 3.69m (13'0" x 12'1")

Including fitted wardrobes, window to front.

# BEDROOM 3. 4.79m x 2.38m overall (15'8" x 7'9" overall)

...Including EN-SUITE with washbasin & WC. Window to rear.

### BATH/SHOWER ROOM 3.71m max x 3.11m (12'2" max x 10'2")

Corner bath, separate shower cubicle, washbasin & WC. Built-in airing cupboard. Window to rear.

### **OUTSIDE FRONT**

Boundary stone wall with gate to enclosed lawned garden with flower/shrub borders. To the side of neighbouring 'The Chesters' is access (also a public footpath) to the REAR GARDENS, Double GARAGE & Stone OUTBUILDINGS:

## **OUTSIDE REAR**

Immediately to the rear of the property is an enclosed South-east facing PATIO GARDEN, within which are the:

## Stone OUTBUILDINGS 9.96m long (32'8" long)

With light, power & water connected & comprising:

## STORE 1. 4.96m x 4.24m max (16'3" x 13'10" max)

'L-shaped' (4.24m x 2.46m & 2.50m x 1.81m/13'10" x 8'0" & 8'2" x 5'11")

STORE 2. 3.77m x 1.85m (12'4" x 6'0")

### **OUTSIDE WC**

Washbasin, WC & water heater.

### Double GARAGE & PARKING 6.27m max x 5.49m (20'6" max x 18'0")

Double doors & side door, strip-lighting & power. PARKING to the front & gate to:

### Large South-East GARDEN

Large South-east enclosed lawned garden with a private sitting area.

### **NOTES**

- (1) Freehold
- (2) Council Tax Band: E
- (3) EPC: 23-F
- (4) Right of way access to rear
- (5) Oil Central Heating
- (6) Mains Water, Electricity & Drainage









