



11 Summercroft Road (PLOT 6), Hipswell, Richmond, N Yorks, DL9 4NY
£265,000



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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: An 'EN SUITE' 3-BEDROOM Semi (Very EFFICIENT 'B' Energy Rated) with a LARGE 17.99m (59ft) Enclosed & FULLY LAWNED REAR GARDEN **Free rear landscaping** and with PATIO AREA. 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. LARGE 17.99m min x 10.45m (59'0" x 34'3") Enclosed REAR GARDEN. NB: 4.29m/14'0" side gable WIDTH.

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)

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

Stylish range of wall & floor units with FULLY INTEGRATED electric oven & gas hob with extractor over, microwave, fridge/freezer & dishwasher, with plumbing & space for a washer/dryer.

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

FIRST FLOOR LANDING

BEDROOM 1. 3.58m x 2.99m plus robes (11'8" x 9'9" plus robes)

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 (11'8" x 7'2")

'House' BATH/SHOWER ROOM 2.49m x 1.91m (8'2" x 6'3")

OUTSIDE FRONT

Front lawn & Tarmac 2-Car driveway. Fence & gate to: 4.29m/14'0" wide side gable area opening to:

Enclosed REAR GARDEN 17.99m long (59'0" long)

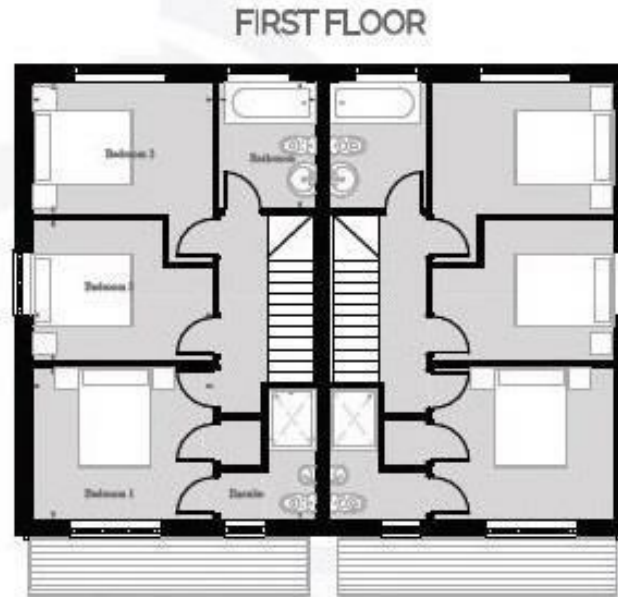
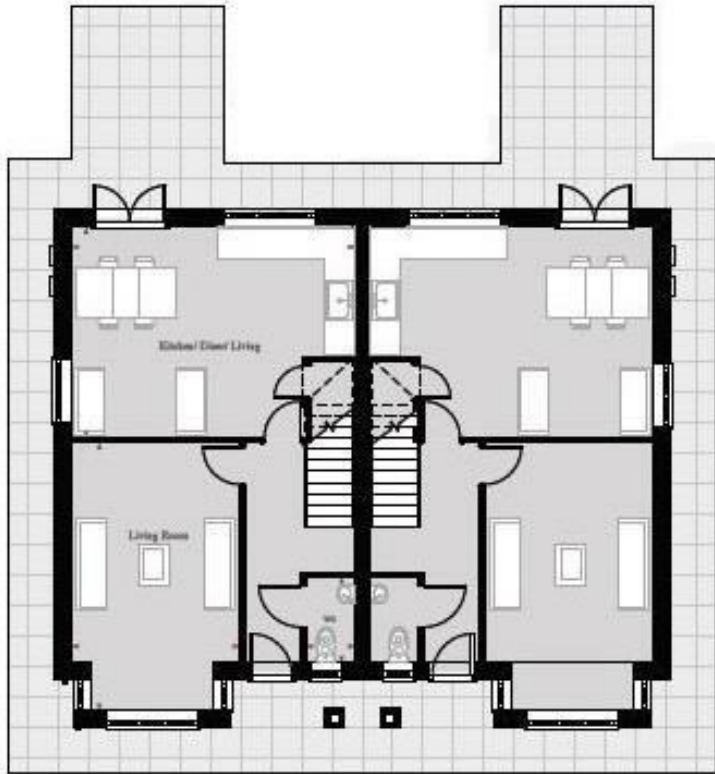
LARGE Rear Garden, fully lawned (**ADDED EXTRA WORTH £2,000**) with textured concrete paved patio & perimeter paving.

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
<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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