



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

£265,000

marcus  
**alderson**  
estate agents



# 11 Summernote Road (PLOT 6), Hipswell Road, Richmond, N Yorks, DL9 4NY

LARGE 3 Bedroom, En-Suite Semi-Detached New Home - OFFER: Flooring up to £2,500 & Solicitor Fees on purchase up to £800. 17.99m (59'0") Enclosed Rear GARDEN.

LOCATION, LOCATION, LOCATION ... The BEST EXCLUSIVE New Homes Location in the Area: Visit this link for what's on your doorstep: <https://www.northyorks.gov.uk/catterick-garrison-town-centre-designs>

An 'EN SUITE' 3-BEDROOM Semi (Very EFFICIENT 'B' Energy Rated) with a LARGE Enclosed & LAWNED REAR GARDEN 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.

LEISURE, SHOPPING, ENTERTAINMENT & SCHOOLING for all ages in the immediate area. Historic Richmond is under 3 miles away. There is excellent access to the A1(M) & A66 at Scotch Corner with mainline rail stations nearby.

**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)**

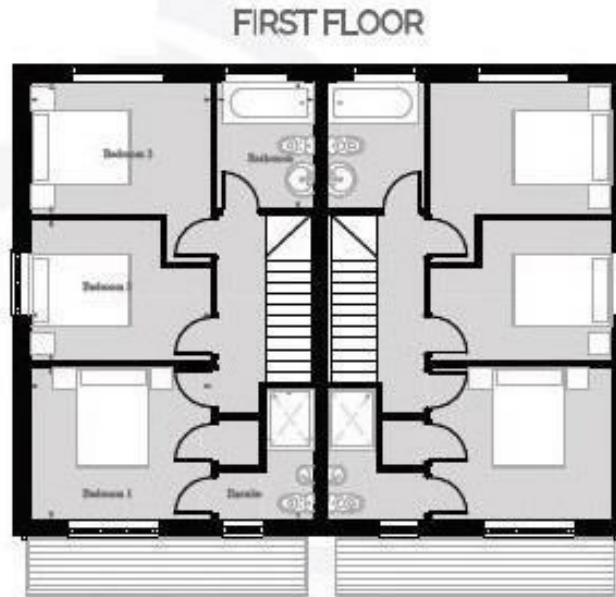
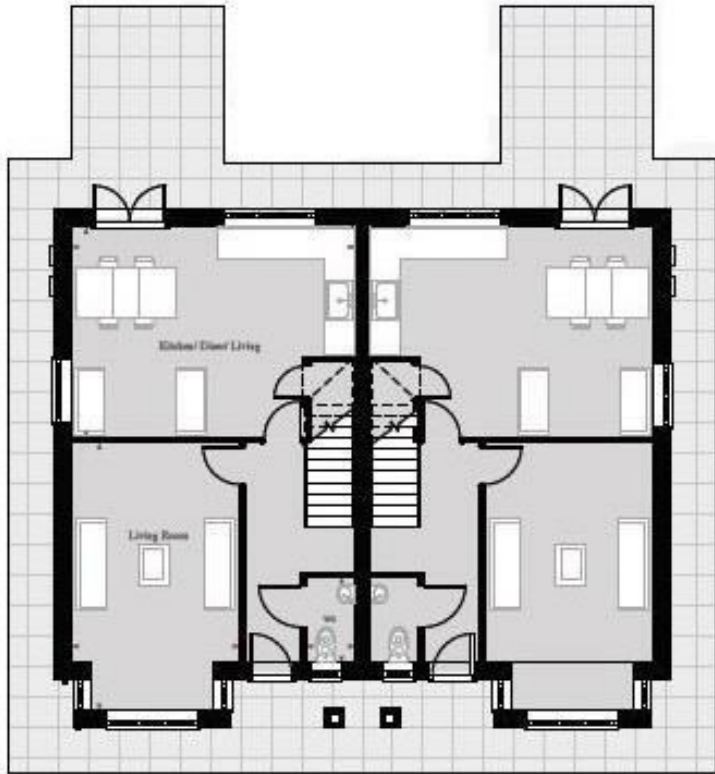
LARGE Rear Garden, fully lawned (\*\*ADDED EXTRA WORTH £2,000\*\*) with textured concrete paved patio & perimeter paving.

## NB

1. GREEN FEES covering the communal green areas of circa £120 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.



**£265,000**



## Energy Efficiency Rating

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

**England & Wales**

EU Directive  
2002/91/EC



## Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		

**England & Wales**

EU Directive  
2002/91/EC





