



9 Conan Drive, Richmond, Yorkshire, DL10 4PQ  
£240,000





## 9 Conan Drive, Richmond, Yorkshire, DL10 4PQ

This immaculately presented semi-detached house offers a perfect blend of comfort and convenience. With open plan kitchen / dining room and glazed doors leading into the lounge, this home is designed to be light, bright, and airy, creating an inviting atmosphere for both relaxation and entertaining. The property boasts two well-proportioned bedrooms, making it ideal for small families, couples, or individuals seeking extra space. In addition to its charming interior, this house features a garage and additional parking space providing ample convenience for residents and guests alike. The location is particularly appealing, as it is within walking distance to local schools, the town centre, and various amenities, making daily life both easy and enjoyable.

### ENTRANCE HALL

Having a composite front door, staircase leading to the first floor. Central heating radiator, Oak flooring. Oak door leading into:

### LOUNGE 4.218 max x 3.901 max (13'10" max x 12'9" max)

UPVC double glazed window to the front elevation. central heating radiator. tv aerial point, oak framed French Doors with glass inserts allowing natural light leading into the kitchen / dining room.

### KITCHEN / DINING ROOM 4.89 x 3.03 (16'0" x 9'11")

With a range of wall, base and drawer units with worktops and upstands, open display cabinet. integrated fridge freezer, dishwasher and washing machine, electric oven and hob with extractor hood over, stainless steel sink unit with mixer tap over, understairs pantry cupboard, spot lights to the kitchen area, wooden effect flooring, central heating radiator, UPVC double glazed window and UPVC double glazed French doors to the rear. A door leads into the garage.

### LANDING

UPVC double glazed window to side elevation. Doors lead into the bedrooms and the bathroom.

### BEDROOM 1. 3.943 x 3.668 (12'11" x 12'0")

A double bedroom with a UPVC double glazed window to the front elevation with distant countryside views,

ceiling coving and a door leading to a staircase to the loft area.

### BEDROOM 2. 3.030 x 2.548 (9'11" x 8'4")

A double bedroom with a UPVC double glazed window to rear elevation and a central heating radiator.

### FAMILY BATHROOM WC

Four piece contemporary suite comprising of pedestal wash hand basin with mixer taps, panelled bath with mixer taps. Low level WC. Contemporary glass shower cubicle. Tiling to splash areas. towel rail and UPVC double glazed window to side.

### LOFT AREA 4.88 x 3.70 (16'0" x 12'1")

With two velux windows.

### EXTERNALLY TO THE FRONT

Privet hedge with tarmac path leading to the front door, lawned area and a driveway leading to:

### GARAGE

Electric roller door. Wall mounted combi Boiler. Power and light, vent for tumble dryer and door leading to:

### REAR GARDEN

Comprising of hard standing flagged area enjoying distant countryside views and a lawned area.

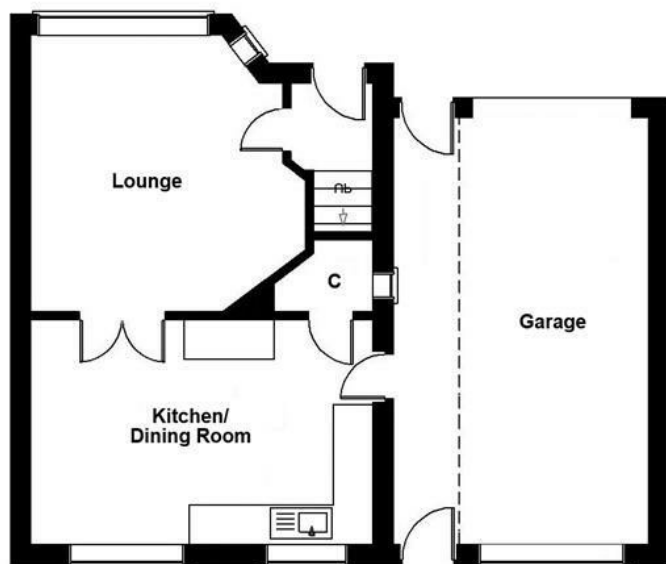
### NOTES

\* FREEHOLD

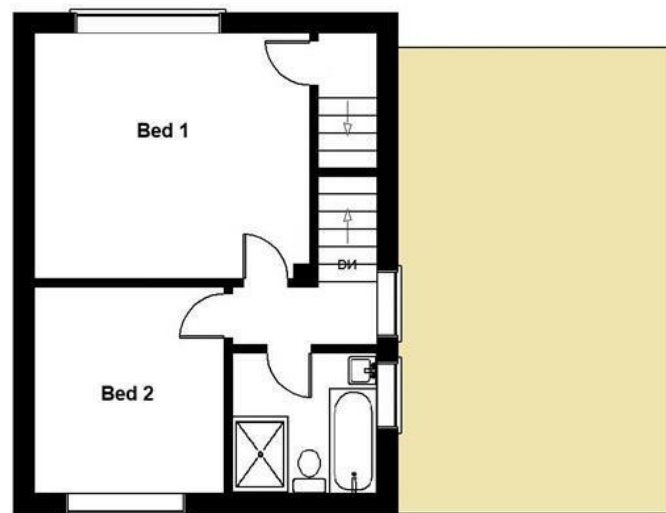
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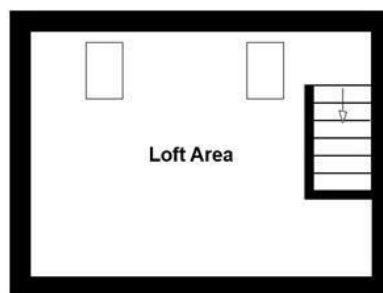
**£240,000**



**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.



FIRST FLOOR



## 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		

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**80**

**66**

**77**

**62**



