



37 Summercroft Road, Hipswell, Richmond, N Yorks, DL9 4NY
£279,950



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EXCLUSIVE OFFER Flooring allowance up to £2,500 & Solicitor Fees on purchase up to £800 - Free Washing Machine - Call NOW to View: 01748 822 711

DETACHED 3 BEDROOM 'EN SUITE' HOME (Very EFFICIENT 'B' Energy Rated) with a large SITTING ROOM & Superb 5.56m x 4.13m (18'2" x 13'6") KITCHEN/DINING ROOM, 3 BEDROOMS, 'House' BATH/SHOWER ROOM & EN SUITE. 2 vehicle Parking & enclosed Rear Garden. Gas Central Heating & UPVC Double Glazing; ICW 10 Year Build Safe Structural Warranty.

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 5.22m max x 3.32m (17'1" max x 10'10")

KITCHEN & DINING ROOM 5.54m x 4.11m (18'2" x 13'6")

Stylish range of wall & floor units with FULLY INTEGRATED electric oven & 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

Including small work area 1.23m x 1.00m (4'0" x 3'3")

BEDROOM 1. 3.18m x (3.52m into robes) 2.99m (10'5" x (11'6" into robes) 9'9")

Built-in wardrobes.

EN SUITE 2.28m x 1.78m max (7'5" x 5'10" max)

BEDROOM 2. 3.61m x 2.54m (11'10" x 8'3")

BEDROOM 3. 3.61m x (2.87m into robes) 2.29m (11'10" x (9'4" into robes) 7'6")

Built-in wardrobes.

'HOUSE' BATHROOM 2.45m x 1.86m (8'0" x 6'1")

OUTSIDE

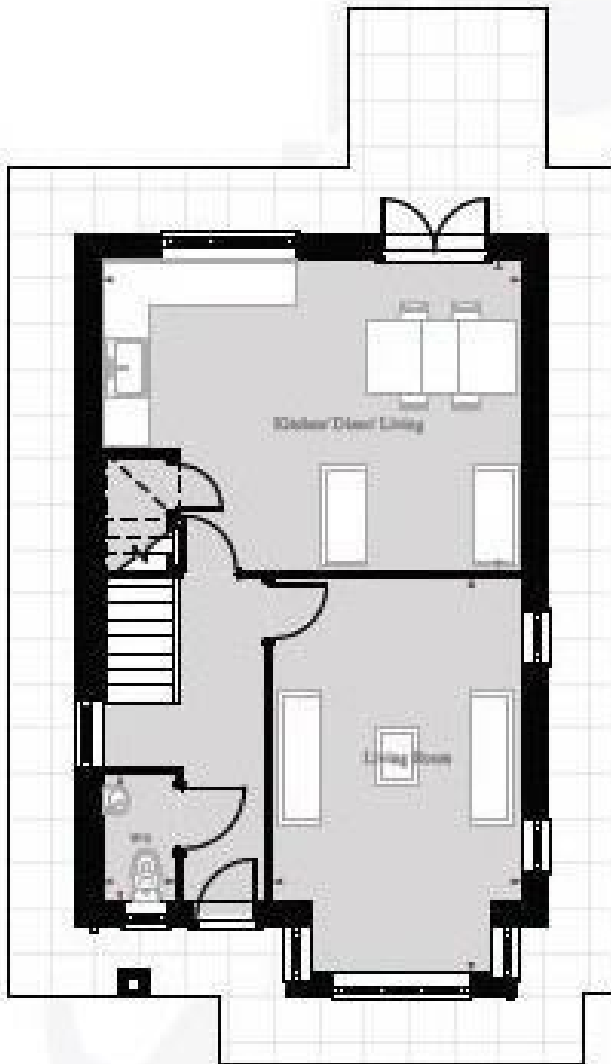
Front Garden turfed open plan with Tarmac 2-Car driveway. Rear Garden top soiled with textured concrete paved patio & perimeter paving. 1.83m/6ft close board fencing between houses, 1.22m/4ft close board fencing between rear gardens. Enclosed Rear Garden with outside tap

NB

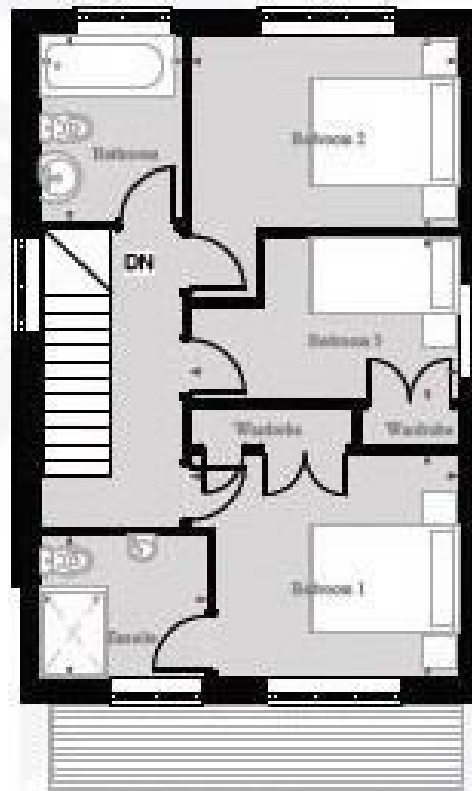
1. GREEN FEES covering the communal green areas of circa £120 per year will apply.
2. Council Tax Band: To be confirmed by Richmondshire District Council
3. The details outlined are an indication of the proposed specification. The developer reserves the right to alter any part of the development specification 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.
5. ***ADDED EXTRA'S SPECIFIC TO 37, Summercroft Road (Plot 37) FLOORING ALLOWANCE UP TO £2500., SOLICITOR FEES (ON PURCHASE) UP TO £800



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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>		

England & Wales

EU Directive
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