





19 BEECHFIELD ROAD

RICHMOND, DL10 4PR

£239,950

FREEHOLD

A Well Proportioned Semi Detached Family House within a popular neighbourhood setting. Entrance Hall, Lounge, Dining Room, Kitchen, 3 Bedrooms, Bathroom, Separate WC, Good Sized Attached Garage, Driveway, Front and Rear Gardens, Gas Fired Central Heating, UPVC Double Glazing. Council Tax Band C. EER tbc. NO ONWARD CHAIN.

NORMAN F.BROWN

Est. 1967

19 BEECHFIELD ROAD

• 3 BEDROOMS • SEMI DETACHED • WELL PROPORTIONED • GOOD SIZED GARAGE • DRIVEWAY • FRONT AND REAR GARDENS • GAS CENTRAL HEATING • UPVC DOUBLE GLAZING • NO ONWARD CHAIN





DESCRIPTION

A Well Proportioned Semi Detached Family House within a popular neighbourhood setting. Entrance Hall, Lounge, Dining Room, Kitchen, 3 Bedrooms, Bathroom, Separate WC, Good Sized Attached Garage, Driveway, Front and Rear Gardens, Gas Fired Central Heating, UPVC Double Glazing. Council Tax Band C. EER tbc. NO ONWARD CHAIN.

ENTRANCE HALL

Telephone point, radiator, understairs storage cupboard, stairs to first floor. Double glazed entrance door to front. Doors to Lounge and Kitchen. Double glazed window to front.

LOUNGE

Radiator, gas fire with stone effect composite surrounds. Double glazed bay window to front. Folding doors to Dining Room. Door to Hall.

DINING ROOM

Radiator. Double glazed window to rear. Folding doors to Lounge. Door to Kitchen.

KITCHEN

Stainless steel single drainer sink unit with mixer tap, laminate work surfaces, oak cupboards and drawers, electric cooker space, extractor fan, fridge space, plumbing for washing machine, ceiling LED lighting. Double glazed window to rear. Doors to Hall, Dining Room and Garage.

ATTACHED GARAGE

Up and over door to front, power connected, gas meter, cold water tap. Single glazed window to rear. External doors to front and rear. Door to Kitchen.

LANDING

Built in storage cupboard, loft hatch. Double glazed window to side. Doors to Bedrooms, Bathroom and WC.

BEDROOM 1

Radiator. Double glazed window to front. Door to Landing.

BEDROOM 2

Radiator. Double glazed window to rear. Door to Landing.

BEDROOM 3

Built in wardrobe, radiator. Double glazed window to front. Door to Landing.

BATHROOM

Tiled surrounds, pedestal wash hand basin, panelled bath, radiator, airing cupboard containing wall mounted gas fired combi boiler (installed in 2024). Double glazed window to rear. Door to Landing.

SEPARATE WC

WC. Double glazed window to side. Door to Landing.

OUTSIDE

Front Garden.
Lawn, flower borders, driveway.

Rear Garden.
Lawn, paved patio.

SERVICES

Mains electricity, gas, water and drainage.

GENERAL INFORMATION

Viewing - By appointment with Norman F. Brown.

Tenure - We understand that the property is Freehold. The title register is NYK 503206.

Local Authority - North Yorkshire Council – Tel: 0300 1312131
www.northyorks.gov.uk

Property Reference – 18846637

Particulars Prepared – October 2026.

IMPORTANT NOTICE

These particulars have been produced in good faith to give an overall view of the property. If any points are particularly relevant to your interest, please ask for further information or verification, particularly if you are considering travelling some distance to view the property.

All interested parties should note:

i. The particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute an offer or contract or any part thereof.

ii. All measurements, areas or distances are given only as a guide and should not be relied upon as fact.

iii. The exterior photograph(s) may have been taken from a vantage point other than the front street level. It should not be assumed that any contents/furnishings/furniture etc. are included in the sale nor that the property remains as displayed in the photographs.

iv. Services or any appliances referred to have not been tested and cannot be verified as being in working order. Prospective buyers should obtain their own verification.

FREE MARKET APPRAISAL

We will be pleased to provide an unbiased and professional market appraisal of your property without obligation, if you are thinking of selling.

FREE IMPARTIAL MORTGAGE ADVICE

CALL TODAY TO ARRANGE YOUR APPOINTMENT

Our qualified mortgage and financial advisor will be pleased to advise you on the wide range of mortgages available from all of the mortgage lenders without charge or obligation.

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT

A life assurance policy may be required. Written quotation available upon request.

AML POLICY

AML Policy (When an offer is accepted):

In accordance with The Money Laundering Regulations 2017, we are required by law to:

- Verify the identity of all buyers
- Check the Politically Exposed Persons and
- Check the Sanctions registers.
- Verify proof of and source of funds for the purchase - What form that takes depends on your position, but we ultimately need you to provide to us (in the office or via email) evidence of the funding you have in place for the purchase price. That may include proof of deposit, an Agreement in Principle from a lender or if you are a cash buyer, a Bank Statement.

The cost of the Identity verification, PEP & Sanctions register checks are £15 for one person and £25 for two people. We will send you a link to the Guild 365 app (which you will need to download) to complete this.

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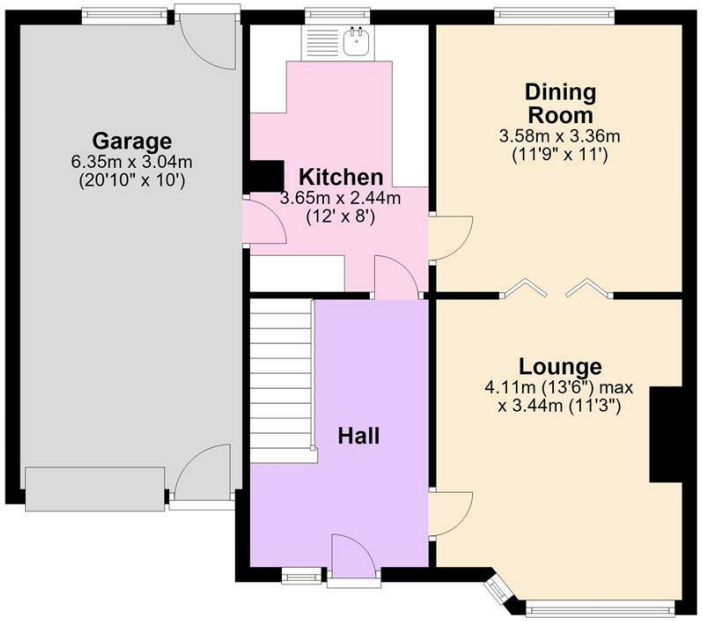






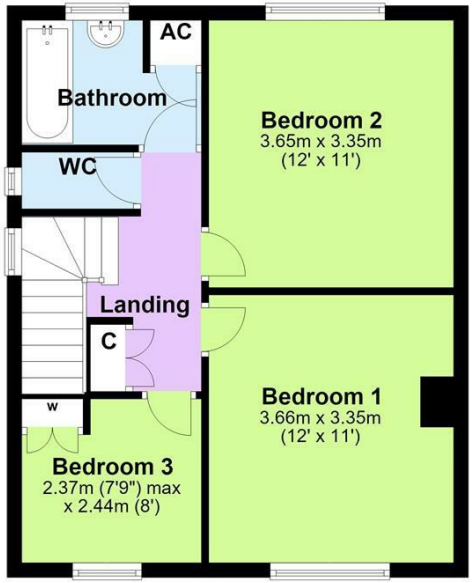
Ground Floor

Approx. 66.1 sq. metres (712.0 sq. feet)

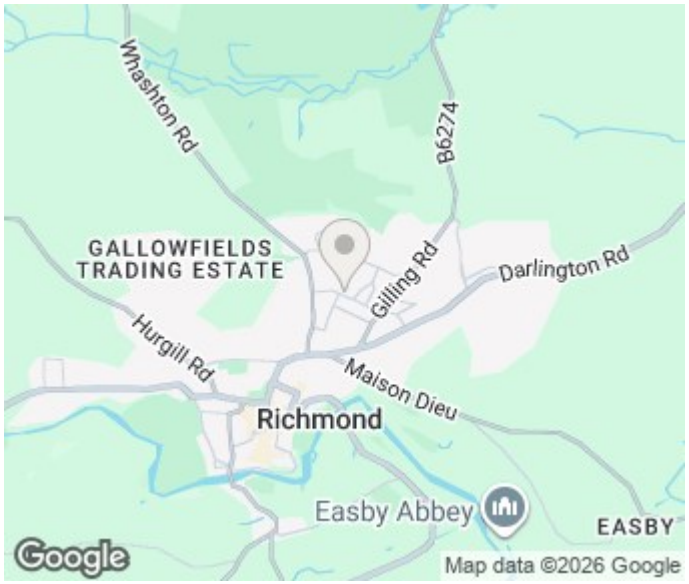


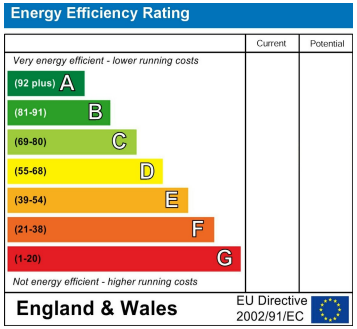
First Floor

Approx. 43.8 sq. metres (471.0 sq. feet)



Total area: approx. 109.9 sq. metres (1183.1 sq. feet)





Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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