



12 Darlington Road, Richmond, DL10 7AW
£189,950



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TARDIS of a 2 Bedroom Central Town Home with PARKING & GREAT ELEVATED VIEWS. Ideal for Professional individual or couple, First-Time Buyers etc. 6.88m x 2.69m max (22'6" x 8'9") KITCHEN/DINING ROOM, large SITTING ROOM with open fireplace, STUDY AREA, Large 4.88m x 3.32m (16'0" x 10'10") Double BEDROOM 1., with 2.99m (9'9") VIEWING BALCONY, BED 2/OFFICE & BATH/SHOWER ROOM. SOUTH Facing PATIO & lawned GARDEN, plus 'owned' PARKING.....ESSENTIAL VIEWING.

The Rough Guide to Britain describes historic Richmond as "AN ABSOLUTE GEM": Situated on the edge of the beautiful Yorkshire Dales National Park & remains one of the most picturesque & rewarding places to live in the Country. Excellent access A1(M) & A66 at Scotch Corner & mainline to LONDON Kings Cross (2 hours 20 minutes) from Darlington.

HALL

SITTING ROOM 5.66m max (4.63m) x 4.78m (18'6" max (15'2") x 15'8")

A large room with register grate fireplace & 2.81m (9'2") high ceiling. Staircase to first floor with useful storage cupboard under. Door to Kitchen/Dining Room & double-glazed sliding doors to:

STUDY AREA 2.34m x 1.45m (7'8" x 4'9")

Worktop, light & power. UPVC double-glazed patio doors to rear garden.

KITCHEN/DINING ROOM (Views) 6.88m x 2.69m max (22'6" x 8'9" max)

Floor units & worktops with inset sink. Electric cooker point, plumbing for dishwasher & washing machine. Ideal (Serviced) gas boiler. Double-glazed windows to side & rear, & door to outside.

FIRST FLOOR LANDING

Loft access.

Large Double BEDROOM 1 (Views) 4.88m x 3.32m (16'0" x 10'10")

UPVC double-glazed window to front & UPVC double-glazed door to:

Viewing BALCONY 2.99m x 2.07m (9'9" x 6'9")

Decked with metal balustrade & lovely views.

BEDROOM 2. 3.87 max (2.13m)m x 2.26m (12'8" max (6'11")m x 7'4")

Deep built-in wardrobe/cupboard & UPVC double-glazed window to front.

BATH/SHOWER ROOM 2.68m x 2.41m (8'9" x 7'10")

Including built-in cupboard with hot-water cylinder. Corner bath with Mira shower over, washbasin & WC. Down-lighting & UPVC double-glazed window to rear.

OUTSIDE

Enclosed SOUTH FACING Flagged patio with cold-water tap & outside light; lawn with gravel path & gate to:

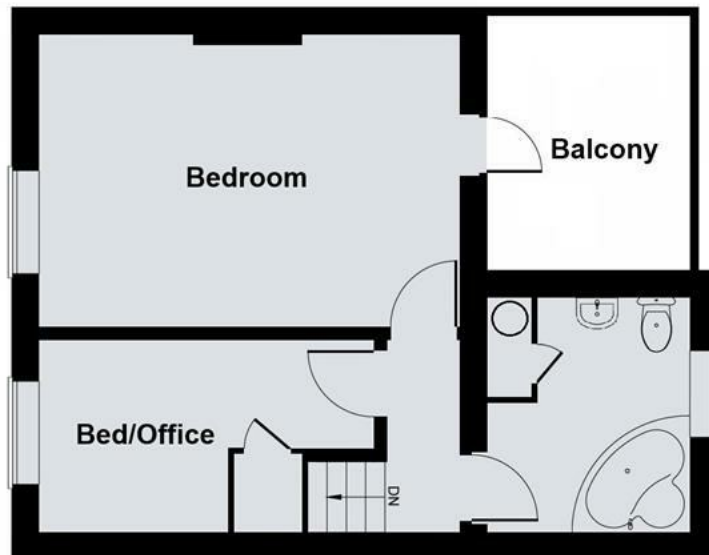
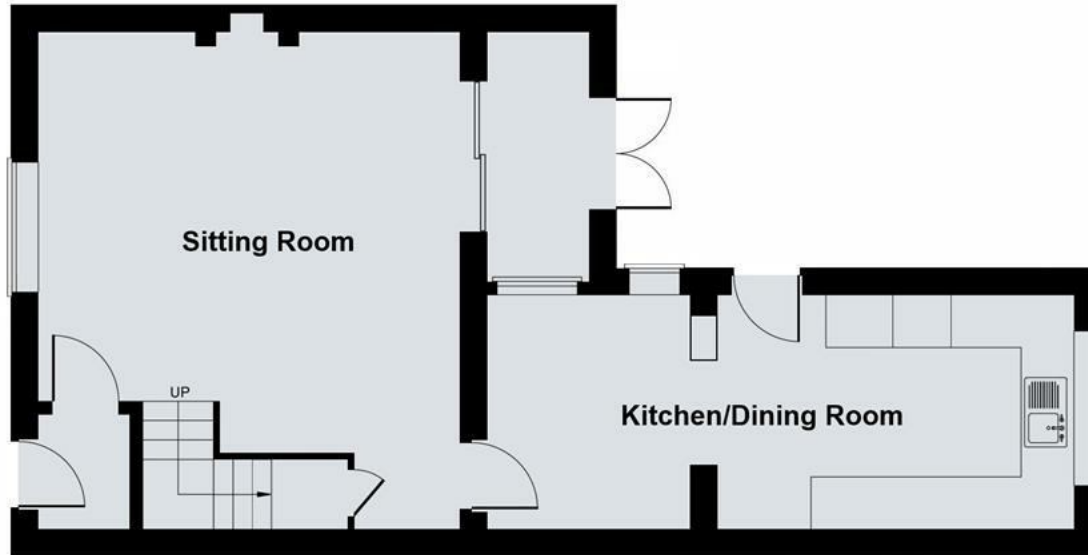
REAR PARKING SPACE

NOTES

- (1) Freehold
- (2) Council Tax band: B
- (3) EPC: 60-D
- (4) No.12 has a legal right of way through the back garden gate to its parking area.
- (5) Mains Water, Electricity, Gas & Drainage



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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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