



11 Summercroft Road (Plot 6), Hipswell, North Yorkshire, DL9 4NY
£265,000



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READY NOW - LOCATION, LOCATION, LOCATION. NO NEED TO WAIT OR BUY OFF PLAN -

EXCLUSIVE OFFER Flooring allowance up to £2,500 & Solicitor Fees on purchase up to £800

Free Washing Machine & Outside tap.

This LARGE 3 BEDROOM, En-Suite Semi-Detached New Home with LARGE FULLY ENCLOSED 17.39m (57'0") REAR GARDEN complemented by minimum of 2 allocated parking bays.

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>

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)

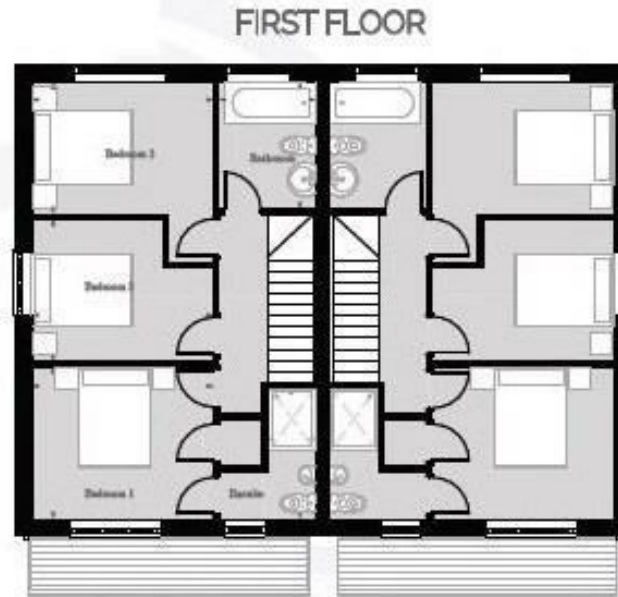
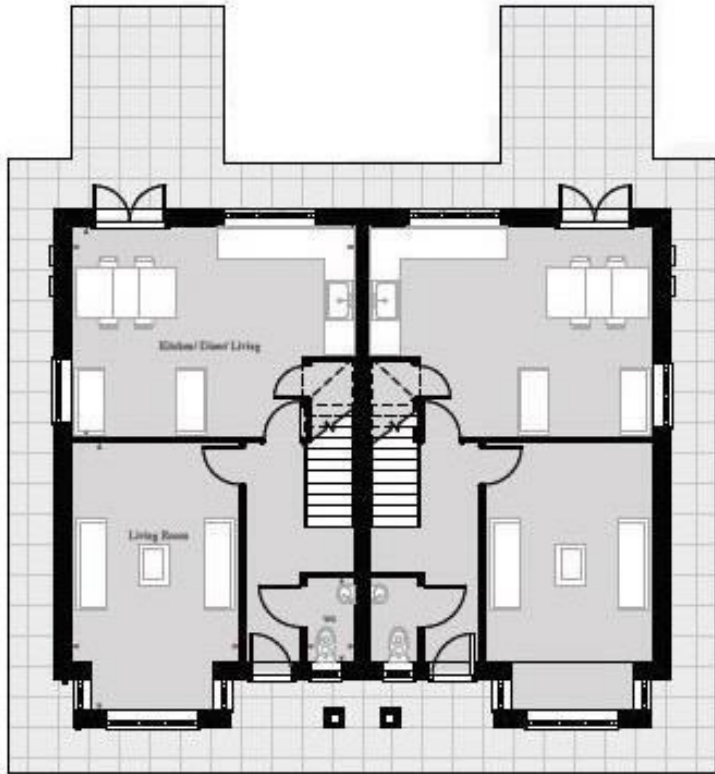
LARGE Rear Garden, fully lawned (**ADDED EXTRA WORTH £2,000**) with textured concrete paved patio & perimeter paving.

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.
5. ***EXTRAS INCLUDED*** Flooring allowance up to £2,500 & Solicitor Fees on purchase up to £800*** Free Washing Machine & Outside tap.



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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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