



15 The Avenue, Richmond, North Yorkshire, DL10 7AZ  
**£559,950**



# 15 The Avenue, Richmond, North Yorkshire, DL10 7AZ

IDEAL FAMILY HOME IN CHOICE LOCATION: Superb 7.69m x 6.00m max (25'2" x 19'8") KITCHEN, DINING & DAY ROOM, SITTING ROOM, UTILITY ROOM, STORE & WASHROOM/WC; HUGE 8.49m x 3.02m (27'10" x 9'10") MASTER EN SUITE, 3 further Double BEDROOMS & Family BATH & SHOWER ROOM. Integral GARAGE & PARKING, FRONT & enclosed, & screened West Facing REAR GARDEN with ENTERTAINING AREA. HIGHLY RECOMMENDED.

Walking distance of the town's marketplace & closer still to open countryside - The Easby Abbey Walks & the River Swale. Excellent access to the A1(M) & A66 at Scotch Corner (4 miles), & mainline rail station at Darlington 13 miles: LONDON Kings Cross 2 hours 20 minutes. Situated on the edge of the beautiful Yorkshire Dales National Park, Richmond is an historic Georgian market town of unique character & beauty, described in The Rough Guide To Britain as 'AN ABSOLUTE GEM'.

## RECEPTION HALL 3.82m long (12'6" long)

Karndean flooring & staircase to first floor with large store cupboard under.

## SITTING ROOM 3.82m into wide bay x 3.37m to bay (12'6" into wide bay x 11'0" to bay)

An elegant room with fireplace with cast & tiled surround, & wide UPVC double-glazed bay window to front.

## KITCHEN, DINING & DAY ROOM 7.69m x 6.00m max (25'2" x 19'8" max)

A SUPERB living area with Karndean flooring & comprising:

### KITCHEN & DINING AREA 6.00m x 3.59m (19'8" x 11'9")

Fitted with an extensive range of wall & floor units with Granite worktops, breakfast bar & inset Belfast sink; recessed range cooker space, integrated microwave, fridge & dishwasher. 4 UPVC double-glazed windows to rear overlooking the garden. Open to:

### LOUNGE 4.12m x 3.51m (13'6" x 11'6")

UPVC double-glazed window to front & door to:

### ANCILLARY ROOMS 4.20m x 3.52m overall (13'9" x 11'6" overall)

With Karndean flooring & comprising:

### REAR LOBBY

Auto-lighting & UPVC double-glazed door to outside.

### UTILITY ROOM 2.45m x 2.00m (8'0" x 6'6")

Fitted wall & floor units with worktop & inset 1 & ½ bowl sink, space for fridge/freezer & plumbing for void for washing machine. UPVC double-glazed window to rear.

### WASHROOM/WC

Washbasin, WC & UPVC double-glazed window to rear.

### STORE 2.00m x 0.95m (6'6" x 3'1")

UPVC double-glazed window to side.

### Integral GARAGE 5.00m x 3.05m (16'4" x 10'0")

(See below)

### FIRST FLOOR LANDINGS

A light-filled open area with UPVC double-glazed window to side.

### STUDY CUBICLE 1.71m x 0.85m (5'7" x 2'9")

Desktop & window to rear.

## MASTER SUITE 8.49m x 3.02m overall (27'10" x 9'10" overall)

With plenty of wardrobe, dresser etc space & with: EN SUITE (See below) UPVC double-glazed windows to front & rear.

### EN SUITE SHOWER ROOM 2.30m x 1.25m (7'6" x 4'1")

With full-width shower cubicle with shower-bar, washbasin with drawers under & WC.

### Double BEDROOM 2. 4.12m x 3.52m (13'6" x 11'6")

UPVC double-glazed window to front.

### Double BEDROOM 3. 3.37m x 3.37m (11'0" x 11'0")

UPVC double-glazed window to front.

### Double BEDROOM 4. 3.15m x 2.38m (10'4" x 7'9")

Plus built in wardrobe/cupboard. UPVC double-glazed window to rear.

### Family BATH & SHOWER ROOM 2.67m x 2.44m (8'9" x 8'0")

A large room with free-standing bath, separate shower cubicle with shower-bar, washbasin with drawers under & WC. UPVC double-glazed windows to side & to rear.

### OUTSIDE

Boundary wall & 2-vehicle hard-standing leading to the integral garage, outside lighting. Gates to front & rear gardens:

### FRONT GARDEN

Small lawn & side garden area with sitting area & raised bed. (POTENTIAL to create more parking).

### Integral GARAGE 5.00m x 3.05m (16'0" x 10'0")

Up and over door, side window, light, power & cold-water tap. Worcester gas boiler & pressurised hot-water cylinder.

### WEST FACING REAR GARDEN

A great screened garden, ideal for entertaining: lawn with herbs & flower/shrub border, raised decked area with Pergola Flagged & BBQ area, light, outside power socket & cold-water tap. Gate to side storage area.

### NOTES

- (1) Freehold
- (2) Council Tax Band: E
- (3) Mains Water, Electricity, Gas & Drainage
- (4) Worcester gas boiler & pressurised hot-water cylinder in garage.



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FIRST FLOOR

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.  
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## 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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45 69

