



9 Pilmoor Drive, Richmond, North Yorkshire, DL10 5BJ
£359,950



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A STUNNING & SUBSTANTIALLY EXTENDED Home (about 108sqm/1,162sqft) with a fabulous 8.13m/26'8" KITCHEN, DINING & DAY ROOM, South facing SITTING ROOM, 4 BEDROOMS, BATH/SHOWER ROOM & STORAGE. 4-Car PARKING, lovely South facing enclosed TERRACE & GARDEN. Gas Central Heating & UPVC Double-Glazing. IDEAL for a RETIRED, RETIRING or PROFESSIONALS buyers as well as FAMILIES.

The Rough Guide to Britain describes historic Richmond as "AN ABSOLUTE GEM": Situated on the edge of the beautiful Yorkshire Dales National Park, the town is surrounded by the most stunning scenery anywhere to be seen, & is a great place to live. Excellent access A1(M) & A66 at Scotch Corner & Darlington mainline station to LONDON Kings Cross (2 hours 20 minutes).

ENTRANCE HALL

SITTING ROOM 5.48m x 3.41m (17'11" x 11'2")

A lovely light-filled, south facing room with UPVC double-glazed window & door to rear, opening on to the REAR TERRACE. Staircase to first floor.

KITCHEN, DINING & DAY ROOM 8.13m x 3.24m min (26'8" x 10'7" min)

A fabulous room fitted with an extensive range of soft-close wall & floor units with breakfast unit & worktops with 1 & ½ bowl sink, integrated 5-ring gas hob with extractor over & electric oven/grill, integrated fridge, freezer, wine cooler, dishwasher & plumbing for washing machine. Oak flooring, down-lighting & contemporary vertical radiator. Velux window, UPVC double-glazed window to side, UPVC double-glazed patio doors opening on to the TERRACE.

BEDROOM 1. 4.24m max (3.66m) x 2.98m (13'10" max (12'0") x 9'9")

Including fitted wardrobes. UPVC double-glazed window to front.

BEDROOM 2. 2.99m x 2.47m (9'9" x 8'1")

UPVC double-glazed window to front.

BATH/SHOWER ROOM 2.23m x 1.65m (7'3" x 5'4")

Stylish contemporary suite panelled bath with shower-bar over & screen, washbasin with cupboards under &

WC. Built-in cupboards & UPVC double-glazed window to side.

FIRST FLOOR LANDING

Door to EAVES STORAGE.

BEDROOM 3. 3.98m x 2.80m (13'0" x 9'2")

A vaulted room with Velux window & UPVC double-glazed window to side. Gas boiler.

BEDROOM 4. 3.31m max (2.30m) x 2.21m (10'10" max (7'6") x 7'3")

A part-vaulted room with Velux window.

OUTSIDE FRONT

Block-sett driveway with 4-car PARKING. EV charging point & bin store.

Enclosed REAR GARDEN

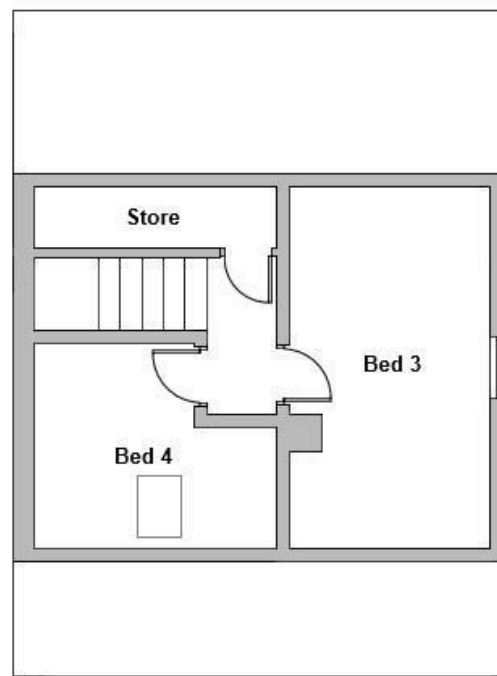
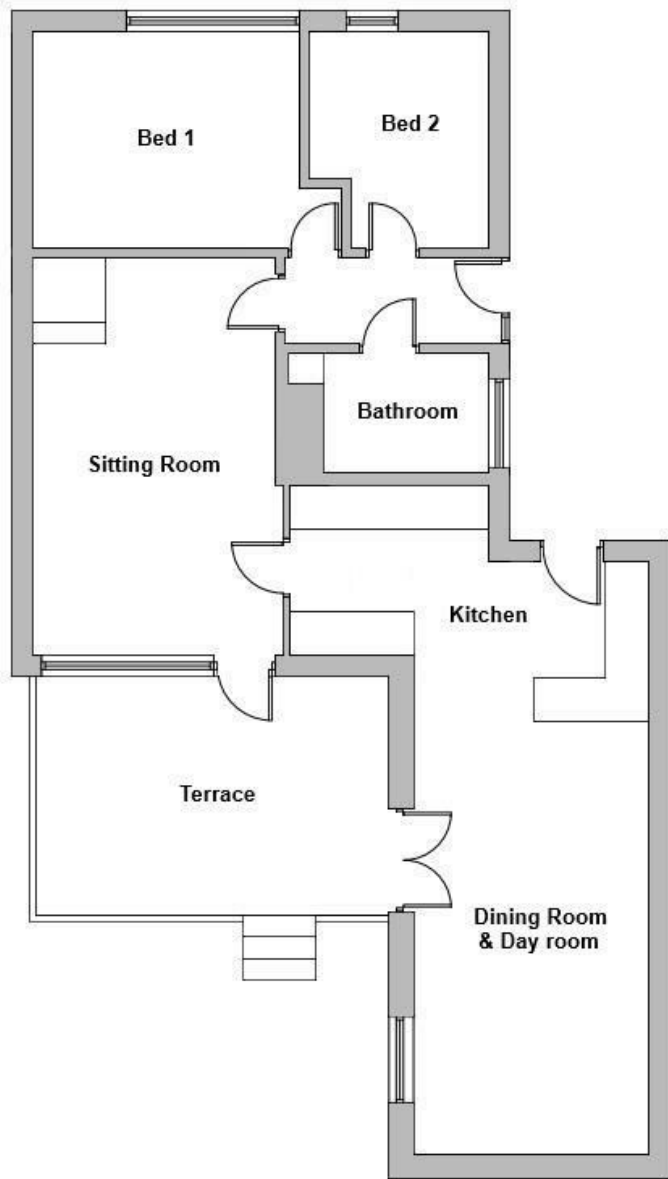
SOUTH FACING - Lovely 4.90m x 3.60m decked TERRACE with steps to lawned garden with stone-flagged patio.

NOTES

- (1) Freehold
- (2) Council Tax Band: C
- (3) EPC: 70-C
- (4) 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	70	75
(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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