

*14 Green Howards Road, Richmond, DL10 4NR
Offers in the region of £450,000*



CARVERS
SALES & LETTINGS

Green Howards Road is a sizeable and extended five-bedroom detached home situated in the thriving market town of Richmond offering substantial living accommodation and enjoying an elevated position with delightful views over Richmond from the front.

The property has the benefit of a spacious, light-filled living room with large windows on three sides and French doors opening to the generous rear garden. Additionally, a separate family/games room providing an ideal space for children or as a study/ground floor bedroom.

The heart of the home is the large L-shaped kitchen/diner, boasting a comprehensive range of solid wood shaker-style wall units with granite work surfaces, an under-counter sink, integrated dishwasher, fridge freezer, and a range cooker with chimney hood and splashback. The room easily accommodates an 8-seater dining table, with space remaining for a sofa, making it perfect for both dining and entertaining. Adjacent to the kitchen is a useful utility room, complete with base cupboards, a single drainer sink, plumbing for a washing machine and tumble dryer, along with a convenient ground floor W/C.

The first floor features a stylish family shower room, complete with a double-width rainfall shower, W/C, and a vanity unit with wash basin. A long landing provides access to five well-appointed bedrooms, including the spacious master suite, boasting a walk-in wardrobe and a beautiful en-suite shower room with a double-width rainfall shower, W/C, and twin sinks. Bedroom five is currently set up as a home office, ideal for those who work from home.

Externally, the property includes a garage with power and lighting, as well as a two-car driveway. The front garden is enclosed by leylandii hedging and wraps around the property, offering access to the generously sized rear garden. The outdoor space features a decking area with steps leading to a two-level lawn, also enclosed for privacy, making it perfect for outdoor activities or quiet relaxation.

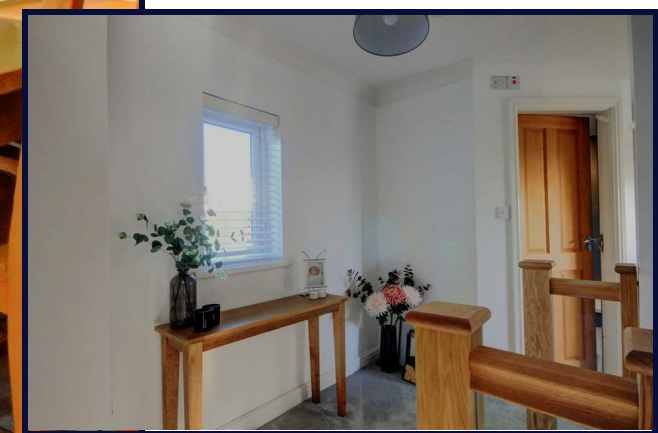
The Historic Market town of Richmond is the gateway to the Yorkshire Dales, rich in Georgian architecture and offering a good range of local bars, hotels, restaurants, cafes and artisan eateries along with national and local retailers (most of which are dog friendly), swimming pool, cinema, and good schooling for all ages, all in all Richmondshire is a beautiful and friendly place to live.



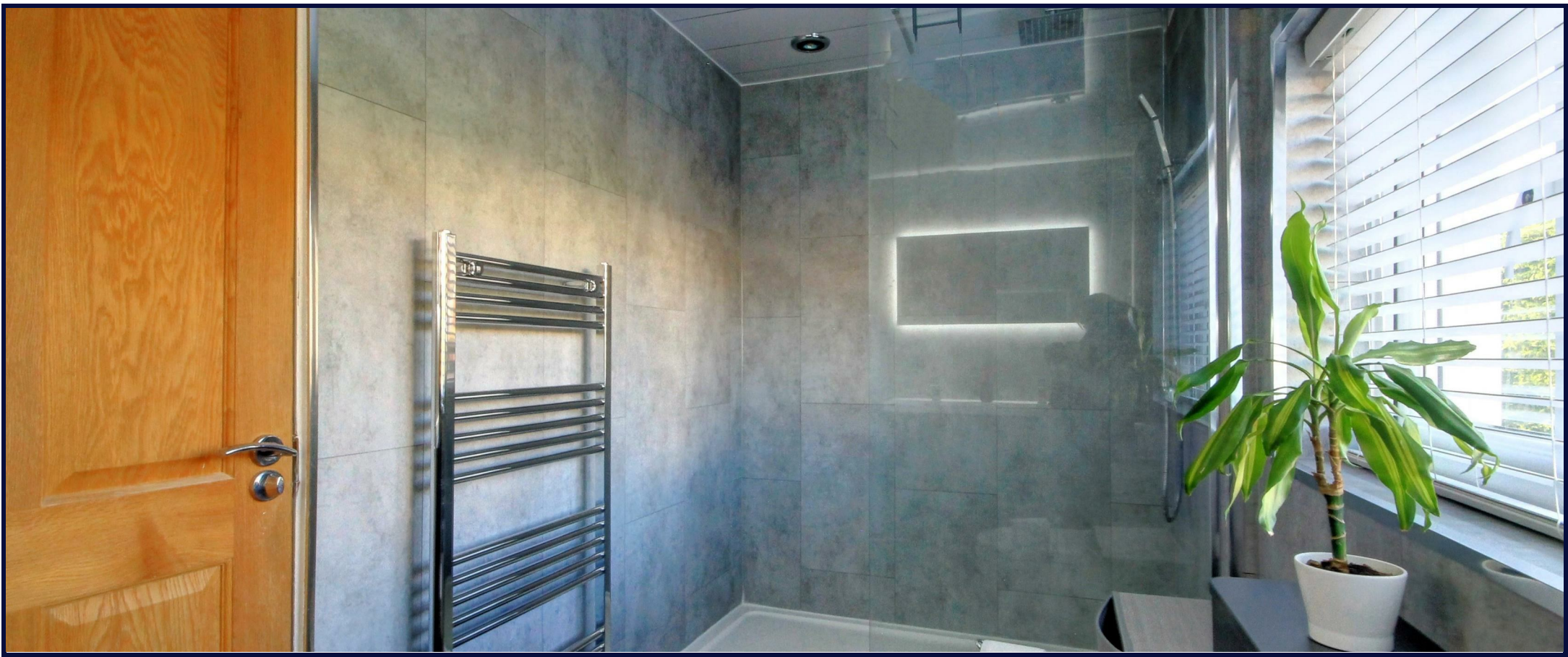




- Extended Five Bed Detached
- Ensuite Master Bedroom
- Walk in Wardrobe
- Lovely Views
- Garage & Driveway with Electric Car Charger
- Front & Rear Garden
- Large Kitchen Diner
- Spacious Lounge plus Family Room
- Planning Permission in Place for Ground Floor Rear Extension



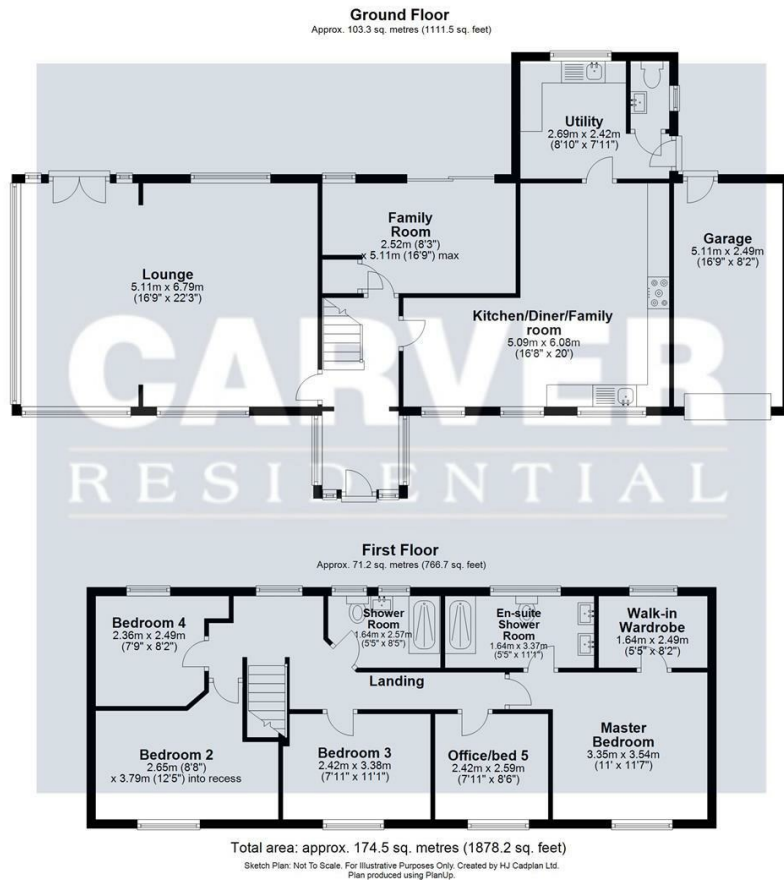






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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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