



117 Gilling Road, Richmond, DL10 5AW

Marcus Alderson

7 King Street, Richmond, North Yorkshire, DL10 4HP

Tel: 01748 822711

Email: info@marcusalderson.co.uk

Website: www.marcusalderson.co.uk



*** NEW PRICE *** This delightful detached bungalow offers a unique blend of comfort and versatility. Spanning an impressive 1,098 square feet, the property boasts two spacious reception rooms, perfect for both relaxation and entertaining. With three / four well-proportioned bedrooms, there is ample space for family living or hosting guests.

One of the standout features of this bungalow is its large loft area, which presents an exciting opportunity for conversion, subject to the necessary permissions. This additional space could be transformed into a variety of uses, tailored to your needs.

Furthermore, the property includes an annex that can serve multiple purposes, whether as a home office, a granny flat, or a guest suite. This flexibility makes it an ideal choice for those seeking a home that can adapt to their lifestyle.

Set back from the road with a generous driveway, providing ample parking and a sense of privacy. The tranquil surroundings enhance the appeal of this residence, making it a perfect retreat from the hustle and bustle of everyday life.

O.I.R.O £419,500



HALLWAY

With a UPVC double glazed entrance door with glazed side panel. Large cloaks cupboard, central heating radiator, and loft hatch providing access into the roof void. The loft is fully boarded with loft ladder and light, this space has the potential to be converted with relevant planning permission.

LOUNGE 4.54 x 3.80 (14'10" x 12'5")

A light and airy room having two UPVC double glazed windows, white fire surround with electric fire, two central heating radiators, coving and a tv aerial point

KITCHEN 3.30 x 3.13 (10'9" x 10'3")

With a range of white base and drawer units with worktops, integrated electric oven, gas hob, stainless steel extractor hood, built in wine rack, stainless steel sink unit, tiled splash back, large useful larder cupboard, central heating radiator and wooden effect flooring. There is a UPVC double glazed window looking onto a rear garden and a part glazed door leading into the rear hallway.

REAR HALLWAY

With a composite entrance door and a large laundry cupboard with plumbing for an automatic washing machine and space for a tumble dryer. A door leads into the annex.

BEDROOM 1. 3.47 x 3.45 (11'4" x 11'3")

A double bedroom situated at the front of the property which could also be used as a dining room if required. Having a UPVC double glazed bay window with views over the front garden. Central heating radiator and coving.

BEDROOM 2. 4.43 x 2.55 (14'6" x 8'4")

A double bedroom with a UPVC double glazed window to the side, built in wardrobe and central heating radiator.

BEDROOM 3. 3.16 x 3.00 (10'4" x 9'10")

A double bedroom which would also lend itself to be a nice dining room, with a built in wardrobe, UPVC double glazed French doors leading out to the rear garden. Central heating radiator and wooden effect flooring.

FAMILY BATHROOM 2.08 x 1.91 (6'9" x 6'3")

Having a recently refitted white suite comprising of bath with dual shower over, glass shower screen, wash hand basin with vanity cupboard beneath, w.c, UPVC double glazed window with obscured glass,

SEPARATE W.C 1.84 x 0.90 (6'0" x 2'11")

With a white w.c, central heating radiator and a UPVC double glazed window.

EXTERNALLY

To the front of the property there is a large block paved driveway providing off road parking for multiple vehicles. There is a large lawned garden surrounded by mature trees and shrubs.

To the side there is a gated path that leads to the rear garden.

To the rear there is an enclosed garden mainly laid to lawn with a patio area, log store, garden shed and external cold water tap.

ANNEX

With a composite entrance door. A handy space that could be used for a range of purposes comprising of:

LOUNGE 3.91 x 2.34 (12'9" x 7'8")

With wooden effect flooring, UPVC double glazed window to the front and velux window, base units with stainless steel sink unit with mixer tap over, wall unit. Doors lead into the shower room, bedroom and the rear garden.

DOUBLE BEDROOM (4) 3.06 x 2.35 (10'0" x 7'8")

With a central heating radiator and a UPVC double glazed window.

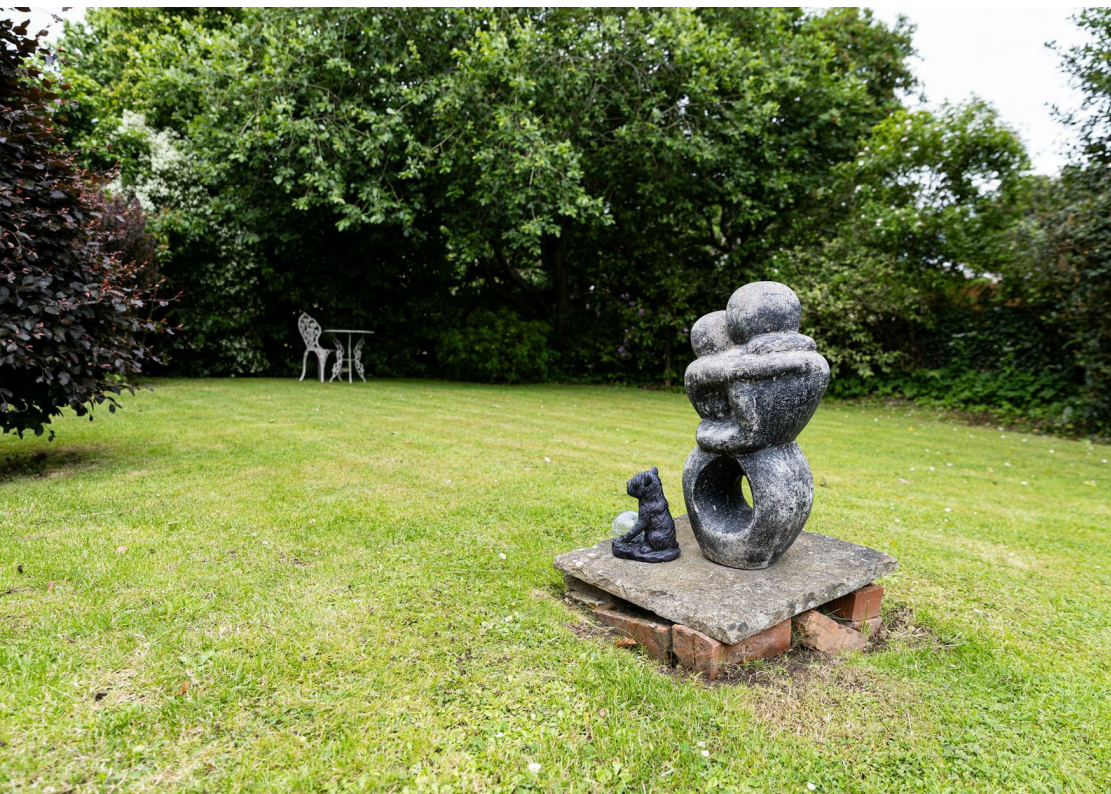
SHOWER ROOM 1.97 x 1.30 (6'5" x 4'3")

With a corner shower cubicle, w.c, wash hand basin with vanity cupboard beneath, towel radiator, extractor fan and wooden effect flooring.

NOTES

* FREEHOLD

* COUNCIL TAX BAND E







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F		61	61
(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		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC