



16 Mallard Road, Scotton, Richmond, North Yorkshire, DL9 3NP
£185,000



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Realistically priced to achieve a quick sale this 2 Bed Detached Bungalow with potential to turn into a 3 Bed (see plan) Immaculately presented with a low maintenance private rear garden and garage that is currently used as a garden room. With off road parking for multiple vehicles. An internal inspection is highly recommended to fully appreciate the property.

HALL

UPVC double glazed front door, central heating radiator, cupboard housing the Worcester combi boiler (installed 2024), second cupboard and loft hatch providing access into the roof void. Doors lead into the lounge, bedrooms and the family bathroom.

SITTING ROOM 6.56m plus bay x 3.16m max (21'6" plus bay x 10'4" max)

Having a large UPVC double glazed bay window to front letting in lots of natural light and a second UPVC double glazed window to the side, brick fireplace, tv aerial point, coving, dado rail, UPVC double glazed window to side.

* Potential to create 2.70m x 2.44m/8'10" x 8'0" BEDROOM 3/STUDY - See shading on plan *

KITCHEN / BREAKFAST ROOM 5.03m x 2.20m (16'6" x 7'2")

Fitted with a range of base, wall and drawer units with worktops, display cabinets, inset 1½ bowl sink unit with mixer tap over, tiled splash back, gas cooker point, breakfast bar, UPVC double glazed windows to front and to the side. UPVC double glazed door.

BEDROOM 1. 4.90m into robes x 2.70m (16'0" into robes x 8'10")

A double bedroom having a UPVC double glazed window looking onto the rear garden, central heating radiator and coving.

BEDROOM 2. 3.21m x 2.67m (10'6" x 8'9")

A double bedroom having a UPVC double glazed window to rear and a central heating radiator.

Potential BEDROOM 3/STUDY 2.70m x 2.44m (8'10" x 8'0")

Potential to create BEDROOM 3/STUDY - See shading on plan.

BATH/SHOWER ROOM 2.14m max x 1.70m (7'0" max x 5'6")

Panelled bath with Mira shower over, washbasin with a vanity cupboard beneath and a w.c. spot lights, UPVC double glazed window to side, part tiled walls and a central heating radiator.

OUTSIDE FRONT

To the front there is a large driveway for off road parking. Gravelled garden for additional parking, external cold water tap and an EV charging point.

DETACHED 'GARAGE'/STUDIO, WORKSHOP etc 5.19m x 2.52m (17'0" x 8'3")

With an electric garage door, power and lighting. UPVC double glazed window to rear. The garage is currently used as a garden bar / games room.

REAR GARDEN

Private low maintenance enclosed rear garden with lawn, patio area, timber garden shed and security light.

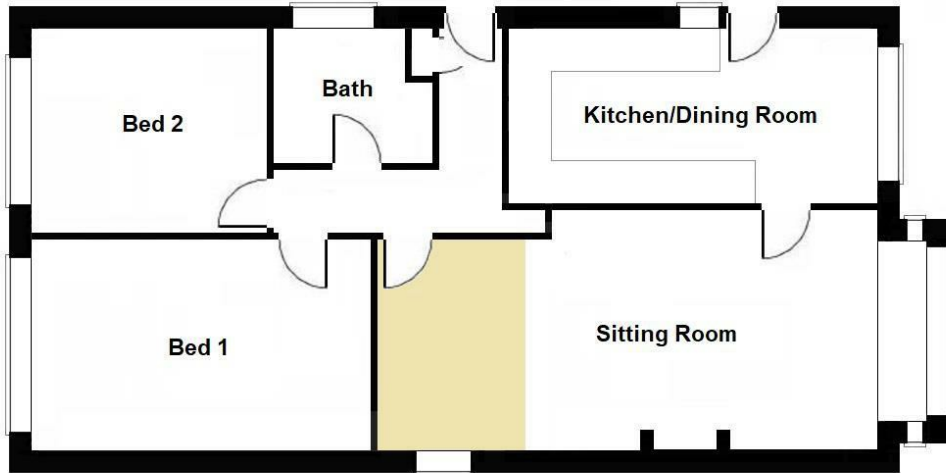
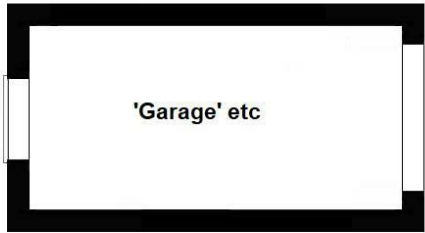
NOTES

* COUNCIL TAX BAND B

* FREEHOLD



£185,000



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	71	79
(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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