

The Gables Middleton Tyas, Richmond, DL10 6PP

£340,000

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PRIZED VILLAGE & GREAT OPPORTUNITY: DESIRABLE Semi-detached House with Huge scope (See floor plans) - For Sale with NO ONWARD CHAIN. 7.13m/23'4" SITTING ROOM & 7.22m/23'8" KITCHEN/DINING ROOM, UTILITY & WASHROOM/WC; 3 Good BEDROOMS, huge 3.71m max x 3.11m/12'2" max x 10'2" BATH/SHOWER ROOM & EN-SUITE. 9.96m/32'8" Stone OUTBUILDINGS, Double GARAGE & Large SOUTH-EAST enclosed GARDEN.
Work to be done & ANNEX/OFFICE Etc Potential (Subject to planning) ..... VERY HIGHLY RECOMMENDED.
The village is home to a highly regarded Primary School, a good local dining-pub, a community village shop (also a small services 'M&S') & several country walks. Excellent access to the A1(M) & A66 at Scotch Corner; historic RICHMOND is about 5 miles, DARLINGTON mainline station is about 9 miles (LONDON Kings Cross 2 hours 20 minutes) & BARNARD CASTLE about 14 miles. The unspoilt Teesdale countryside & the Yorkshire Dales National Park are readily accessible - about 1 hour to the Lake District.
NB: (1) 5 Hand-made sliding sash timber widows are available should these be preferred to the current UPVC installed windows. (2) The 2 chimneys have been refurbished.

PORCH 1.75m x 1.64m (5'8" x 5'4")
Quarry tiled floor & side window.

HALL
Staircase to first floor.

SITTING ROOM 7.13m x (3.46m min) 3.93m (23'4" x (11'4" min) 12'10")
A large room with open fireplace & windows to front & rear.

KITCHEN/DINING ROOM 7.22m x 3.66m (23'8" x 12'0")

DINING AREA
Stone fireplace with recessed side cupboards, window to front & open to:

KITCHEN AREA
Fitted with wall & floor units & worktops with sink; integrated eye-level double over/grill & ceramic hob, plumbing for dishwasher & washing machine. Window to rear & door to:

UTILITY & WASHROOM/WC 4.78m max x 2.15m max (15'8" max x 7'0" max)
Built-in cupboard & Trianco oil boiler. Window to side & door to outside.

FIRST FLOOR LANDING 4.24m max (1.95m) x 2.18m (13'10" max (6'4") x 7'1")
Window to front.

BEDROOM 1. 4.24m x 3.93m (13'10" x 12'10")
Nook recess & window to front.

BEDROOM 2. 3.97m x 3.67m (13'0" x 12'0")
Including hand-made new fitted bespoke wardrobes, window to front.

BEDROOM 3. 4.79m x 2.38m overall (15'8" x 7'9" overall)
...Including EN-SUITE with washbasin & WC. Window to rear.

BATH/SHOWER ROOM 3.71m max x 3.11m (12'2" max x 10'2")
Corner bath, separate shower cubicle, washbasin & WC. Built-in airing cupboard. Window to rear.

OUTSIDE FRONT
Boundary stone wall with gate to enclosed lawned garden with flower/shrub borders. To the side of neighbouring 'The Chesters' is access (also a public footpath) to the REAR GARDENS, Double GARAGE & Stone OUTBUILDINGS:

OUTSIDE REAR
Immediately to the rear of the property is an enclosed South-east facing PATIO GARDEN, within which are the:

Stone OUTBUILDINGS 9.96m long (32'8" long)
With light, power & water connected & comprising:

STORE 1. 4.96m x 4.24m max (16'3" x 13'10" max)
'L-shaped' (4.24m x 2.46m & 2.50m x 1.81m/13'10" x 8'0" & 8'2" x 5'11")

STORE 2. 3.77m x 1.85m (12'4" x 6'0")

OUTSIDE WC
Washbasin, WC & water heater.

Double GARAGE & PARKING 6.27m max x 5.49m (20'6" max x 18'0")
Double doors & side door, strip-lighting & power. PARKING to the front & gate to:

Large South-East GARDEN
Large South-east enclosed lawned garden with a private sitting area.

NOTES
(1) Freehold
(2) Council Tax Band: E
(3) EPC: 23-F
(4) Right of way access to rear.
(5) Oil Central Heating - A modern replacement boiler & a modern hot-water cylinder are available separately at £1,650.
(6) 5 Hand-made sliding sash timber widows are also available should these be preferred to the current UPVC installed windows - also available separately - please ask.
(7) The chimneys have been refurbished.
(8) Mains Water, Electricity & Drainage





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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.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		73
(55-68) D		
(39-54) E		
(21-38) F	23	
(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 CO2 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 CO2 emissions		
England & Wales	EU Directive 2002/91/EC	







