



40 Gilling Road, Richmond, DL10 5AN
£375,000



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GREAT OPPORTUNITY For Sale with NO ONWARD CHAIN: Detached Home on large 0.30 ACRE PLOT with up to 4 Double BEDROOM, 2 BATH/SHOWER ROOM, SITTING ROOM, DINING ROOM, KITCHEN/BREAKFAST ROOM & Large UTILITY/BOOT ROOM. Versatile accommodation with several options - Subject to planning. Large South East GARDENS & FRUIT/VEGETABLE GARDEN, Insulated STUDIO (4.81m x 2.53m/15'9" x 8'3") & 9.82m (32'2") GARAGE/WORKSHOP & Parking.. Situated on the edge of the beautiful Yorkshire Dales National Park, historic Richmond is described by The Rough Guide to Britain as 'an absolute gem'. Excellent A1(M) & A66 access at Scotch Corner (About 4 miles) & mainline rail station at Darlington 14 miles - LONDON Kings Cross 2 hours 20 minutes.

ENTRANCE PORCH 4.63m x 1.90m (15'2" x 6'2")

HALL 5.09m x 1.80m overall (16'8" x 5'10" overall)

Staircase to first floor.

SITTING ROOM 5.93m x 3.36m max (19'5" x 11'0" max)

Double-glazed window overlooking the front garden & side window.

DINING ROOM 5.66m x 2.47m max (18'6" x 8'1" max)

Double-glazed Velux window & UPVC double-glazed window to front.

KITCHEN/BREAKFAST ROOM 3.63m x 2.92m (11'10" x 9'6")

Fitted with wall & floor units & worktops with inset 1 & ½ bowl sink, ceramic hob, eye-level oven/grill & fridge and washing machine. New Weissmann gas boiler. Double-glazed window to rear & door to:

UTILITY/BOOT ROOM 4.90m x 1.46m (16'0" x 4'9")

Double-glazed Velux window, window to side & door to outside.

Double BEDROOM 3. 3.60m x 3.15m (11'9" x 10'4")

Dual aspect with double-glazed windows to front & side.

Double BEDROOM 4. 4.00m x (2.28m min) 3.15m max (13'1" x (7'5" min) 10'4" max)

Double-glazed window to side.

SHOWER ROOM 2.34m x 1.65m (7'8" x 5'4")

Full-width shower area, inset washbasin & WC with built-in cupboards. Double-glazed window to rear.

FIRST FLOOR LANDING

Built-in cupboard & roof light.

Double BEDROOM 1. 5. 76m x 3.13m max (16'4" 24'9" x 10'3" max)

Including built-in cupboards & display unit. Dual aspect with double-glazed windows to front & side.

Double BEDROOM 2. 3.66m max 3.33m (12'0" max 10'11")

Including built-in cupboards, dresser & display unit. Double-glazed windows to side.

BATH/SHOWER ROOM 2.36m x 1.66m (7'8" x 5'5")

Panelled bath with shower over, inset washbasin & WC with built-in cupboards. Double glazed window to rear.

OUTSIDE

The whole plot extends to about 0.30 acres, including a long brick sett driveway & parking for 3 cars.

GARAGE/WORKSHOP 9.82m x 1.76 average (32'2" x 5'9" average)

Sliding door, double-glazed windows & door to side.

OUTSIDE FRONT

Lawned garden with hedge & flower/shrub borders. Side pathway to:

Large Enclosed SOUTH REAR GARDEN

A large, mature garden with lawn, established flower/shrub borders & beds, Apple & Holly trees, flagged patio area, outside lighting & cold-water tap. 2 SHEDS. Beyond the rear garden is a former fruit & vegetable garden with Apple & Plum trees.

GREENHOUSE 3.47m x 2.91m (11'4" x 9'6")

Insulated STUDIO 4.81m x 2.53m (15'9" x 8'3")

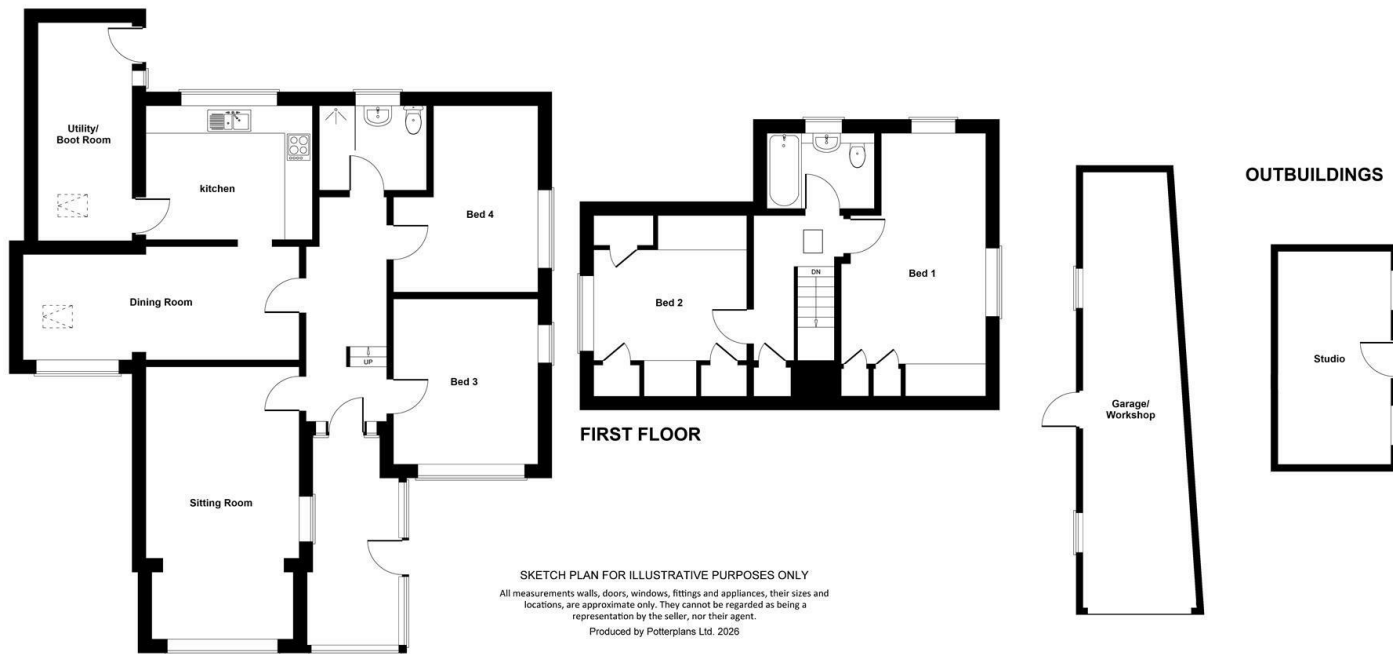
Strip-light & power, 2 side windows & door.

NOTES

- (1) Freehold
- (2) Council Tax Band: E
- (3) EPC: TBC
- (4) Gas Central Heating & Double-glazing
- (5) Mains Water, Electricity, Gas & Drainage



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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		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC 

