



9 Dales View, Hudswell, Richmond, DL11 6BU
£479,950



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JUST GOT TO BE SEEN – WONDERFUL, Well-presented 4 Double Bedroom Home in Great Location with Stunning Views, & High 'B' Energy Rated ... Lovely 7.33m x 3.28m (24'0" x 10'9") Kitchen, Dining & Day Room opening on to the 7.73m x 3.37m (25'4" x 11'0") Full-width South Facing TERRACE with amazing views, Sitting Room, Open Hall & Washroom/WC; 4 Double Bedrooms, Bath/Shower Room & En Suite, GARAGE, CARPORT & Parking. Lovely south facing rear Garden & VIEWS.

Hudswell is a highly regarded former 'YORKSHIRE VILLAGE OF THE YEAR', situated on the edge of The Yorkshire Dales National Park & 2.5 miles from historic Richmond. There is an award-winning, community pub (The George & Dragon with a small village shop) superb scenery & great walks. The A1(M) & A66 at Scotch Corner are just 6.5 miles & Darlington mainline rail station is about 15 miles (2 hours 20 minutes to LONDON Kings Cross).

ENTRANCE HALL

An open area with staircase to first floor with push-opening understairs store with plumbing for washing machine. Karndean flooring & shelving.

WASHROOM/WC

Inset sink unit with cupboard under & WC. Karndean flooring & shelving.

SITTING ROOM 5.08m x 3.30m (16'7" x 10'9")

An elegant room with back-lit fireplace with flue. Double-glazed window to front.

KITCHEN, DINING & DAY ROOM (VIEWS) 7.33m x 3.28m (24'0" x 10'9")

A great room for entertaining &/or the family: Fitted with a range of under-lit, soft-close wall & floor units with Silestone/Quartz worktops & larder unit. Everhot range cooker (By separate negotiation) with feature bespoke splash tiling & extractor, integrated microwave, fridge/freezer & dishwasher. Down-lighting, 2 double-glazed windows to rear & patio doors to:

TERRACE (VIEWS) 7.73m x 3.37m (25'4" x 11'0")

Full-width, low-maintenance composite decked terrace with stunning views over the garden & countryside beyond.

FIRST FLOOR LANDING

Built-in cupboard with hot-water cylinder.

MASTER SUITE 6.76m x 3.67m overall (22'2" x 12'0" overall)

Comprising:

Double BEDROOM 1. 4.32m x 3.67m (14'2" x 12'0")

Plus ENTRANCE AREA 2.34m x 1.95m (7'8" x 6'4") with built-in wardrobes. Double-glazed Velux window & double-glazed window to side.

EN SUITE 2.99m x 1.61m (9'9" x 5'3")

Mains bar-shower cubicle, washbasin & WC. Down-lighting, tiled ledge, towel radiator & double-glazed window to side.

Double BEDROOM 2 (VIEWS) 4.27m x 3.36m (14'0" x 11'0")

Double-glazed window to rear with stunning views.

Double BEDROOM 3 (VIEWS) 3.36m x 2.98m (11'0" x 9'9")

Loft access, double-glazed Velux window & double-glazed window to rear with stunning views.

Double BEDROOM 4. 3.27m x 2.97m (10'8" x 9'8")

Double-glazed window to front.

BATH/SHOWER ROOM 2.29m x 2.25m (7'6" x 7'4")

Panelled bath with mains bar-shower over, washbasin & WC. Down-lighting & towel radiator.

OUTSIDE FRONT

Stone wall with railings, low-maintenance composite screened decked area & outside lighting. There are also communal gardens fronting the development.

GARAGE 5.39m max x 2.69m (17'8" max x 8'9")

Double doors & personnel doors to sides, strip-lighting & power. Parking to front.

CARPORT 4.54m max x 3.30m (14'10" max x 10'9")

REAR GARDEN & TERRACE (VIEWS)

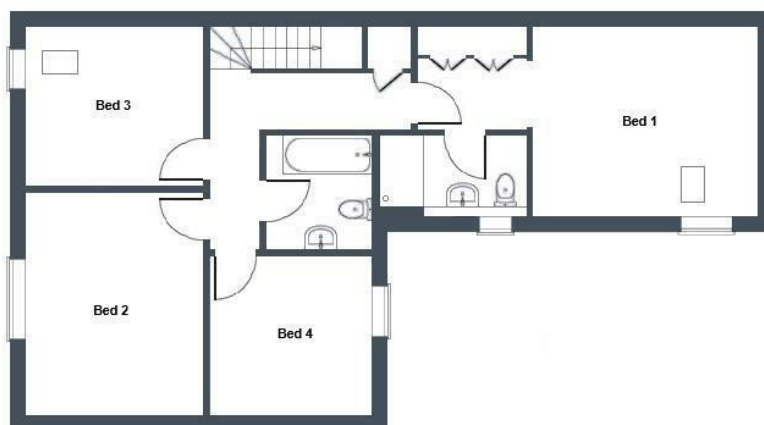
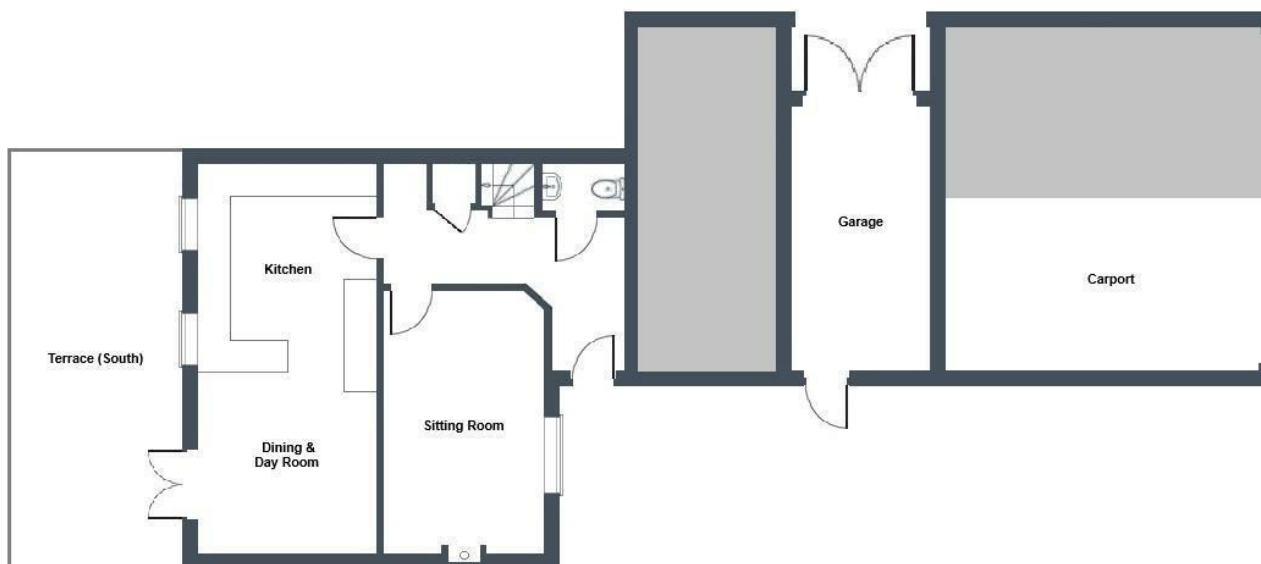
7.73m x 3.37m (25'4" x 11'0") Full-width TERRACE with low-maintenance composite decking & with stunning views over the garden & countryside beyond. Lawned garden with sleeper flower/shrub borders, gravelled & low-maintenance composite decked area, & Sedum roof timber shed. STUNNING VIEWS.

NOTES

- 1) Freehold
- 2) Council Tax Band: D
- 3) EPC: B-89 (12 Solar panels, FIT £600-£1,000 per year approx. & owned outright.
- 4) Oil Central Heating - Boiler new in 2021.
- 5) Maintenance Fees circa £50 per year.



£479,950



Not to Scale

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	89	
(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 (CO₂) 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		

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