



36 Richmond Road, Skeeby, Richmond, DL10 5DS
Offers over £195,000



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3 BEDROOM TERRACED COTTAGE with good sized South-East GARDEN & PARKING. Work to do but the makings of a fine home: Stone-flagged SITTING ROOM & KITCHEN with adjoining 3.10m/10'2" UTILITY. 3 BEDROOMS & 3.16m x 2.25m max (10'4" x 7'4") BATHROOM. Popular Accessible Village. Gas 'combi' boiler central heating.

NB: 1796 over the front door!

The area remains one of the most beautiful & rewarding places to live in the Country. The Rough Guide to Britain describes Richmond (under 2 miles) as 'an absolute gem'. A1/A66 & Scotch Corner just over 2 miles & Darlington Mainline Rail Station about 11 miles - LONDON Kings Cross: 2 hours 20 minutes. The village owns The Travellers Rest - 'a local hub-pub, for everyone' & there are great walks in the immediate area.

SITTING ROOM 4.03m x 4.02m (13'2" x 13'2")

Stone-flagged floor & brick fireplace with multi-fuel stove, shelved nook & window to front. Door to staircase to first floor & door to:

INNER LOBBY

1.80m/5'10" deep under-stair store cupboard.

KITCHEN 4.50m x 2.19m (14'9" x 7'2")

Stone-flagged floor & old range, dresser units, built-in cupboards & dolly-maid. Window to rear & doorway to:

UTILITY ROOM 3.10m x 1.80m (10'2" x 5'10")

Wall & floor units with Belfast sink & plumbing for washing machine. Windows to side & rear & door to outside.

FIRST FLOOR LANDING

Hatch to loft with ladder & light point.

BEDROOM 1. 4.07m min x 3.10m (13'4" min x 10'2")

Plus over-stair cupboard. Window to front.

BEDROOM 2. 4.08m max x 2.35m (13'4" max x 7'8")

Window to front.

BEDROOM 3. 3.64m x (2.42m max) 1.45m (11'11" x (7'11" max) 4'9")

Window to rear.

BATHROOM 3.16m x 2.25m max (10'4" x 7'4" max)

Panelled bath, inset washbasin & WC. Window to rear.

OUTSIDE FRONT

Gravel area to the front. (NB: No.36 owns the gravel front drive (Right of way for No. 34, which also has a right to park but must maintain access for No.36)

Door to ginnel to:

REAR PATIO YARD

Cold water tap. Gate to access to:

South-East REAR GARDEN

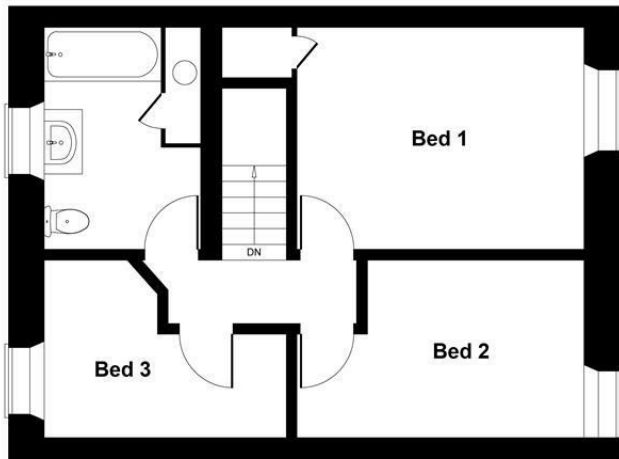
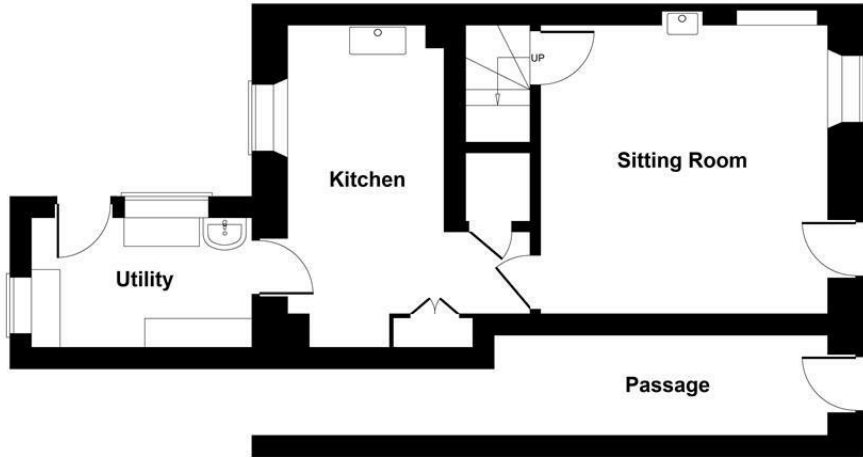
A sizeable garden area

NOTES

- (1) Mains Water, Gas, Electricity & Drainage
- (2) Gas central Heating (Boiler in loft)
- (3) Council Tax Band: B
- (4) EPC: 58-D



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FIRST FLOOR

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.
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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		80
(55-68) D	58	
(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>		

England & Wales EU Directive 2002/91/EC 

