



11 Summercroft Road (Plot 6), Hipswell, North Yorkshire, DL9 4NY
£265,000



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READY NOW - LOCATION, LOCATION, LOCATION. NO NEED TO WAIT OR BUY OFF PLAN -

EXCLUSIVE OFFER Flooring allowance up to £2,500 & Solicitor Fees on purchase up to £800 & Free Washing Machine. This LARGE 3 BEDROOM, En-Suite Semi-Detached New Home with LARGE FULLY ENCLOSED 17.39m (57'0") REAR GARDEN complemented by minimum of 2 allocated parking bays.

An 'EN SUITE' 3-BEDROOM Semi (Very EFFICIENT 'B' Energy Rated) with a LARGE Enclosed & LAWNED REAR GARDEN with PATIO AREA. LIVING ROOM & SUPERB 5.59m x 4.27m/18'4" x 14'0" KITCHEN/DINING ROOM, 3 BEDROOMS, 'House' BATH/SHOWER ROOM & EN SUITE. 2-Car off-street PARKING. Gas Central Heating & UPVC Double Glazing; ICW 10 Year Build Safe Structural Warranty.

LEISURE, SHOPPING, ENTERTAINMENT & SCHOOLING for all ages in the immediate area. Historic Richmond is under 3 miles away. There is excellent access to the A1(M) & A66 at Scotch Corner with mainline rail stations nearby.

The IMMEDIATE AREA

NB - The New £21 million Town Centre redevelopment (Completing Winter 2026) will transform the surrounding area - SEE Site Plan. There'll be a new TOWN CENTRE SCHEME (Under 10 minutes' walk; under 4 minutes by bicycle) & a rejuvenated 4-acre CORONATION WOODLAND PARK which will include landscaping improvements with accessible footpaths & cycleways to the New Town Centre leading to Richmond Road. There'll be a new, 3-storey COMMUNITY ENTERPRISE HUB hosting food & beverage kiosks, local community spaces & small business incubator offices, a CIVIC SQUARE & MINI PLAZA hosting community markets, food festivals etc, Sensory & Reflective Gardens, & an upgraded multi-age Play Area. SHOPPING & LEISURE: Princes Gate Retail & Leisure Centre (3 Swimming Pools), & Savoy 7-screen Cinema; Tesco, Aldi, & more...

HALL 4.36m long (14'3" long)

SITTING ROOM 4.34m x 3.32m max (14'2" x 10'10" max)

Superb KITCHEN & DINING ROOM 5.59m x 4.27m (18'4" x 14'0")

Stylish range of wall & floor units with FULLY INTEGRATED electric oven & gas hob with extractor over, microwave, fridge/freezer & dishwasher, with plumbing & space for a washer/dryer.

WASHROOM/WC 1.70m x 1.00m (5'6" x 3'3")

FIRST FLOOR LANDING

BEDROOM 1. 3.58m x 2.99m plus robes (11'8" x 9'9" plus robes)

EN SUITE 1.91m x 1.90m max (6'3" x 6'2" max)

BEDROOM 2. 3.58m x 2.59m (11'8" x 8'5")

BEDROOM 3. 3.58m x 2.20m (11'8" x 7'2")

'House' BATH/SHOWER ROOM 2.49m x 1.91m (8'2" x 6'3")

OUTSIDE FRONT

Front lawn & Tarmac 2-Car driveway. Fence & gate to: 4.29m/14'0" wide side gable area opening to:

Enclosed REAR GARDEN 17.99m long (59'0" long)

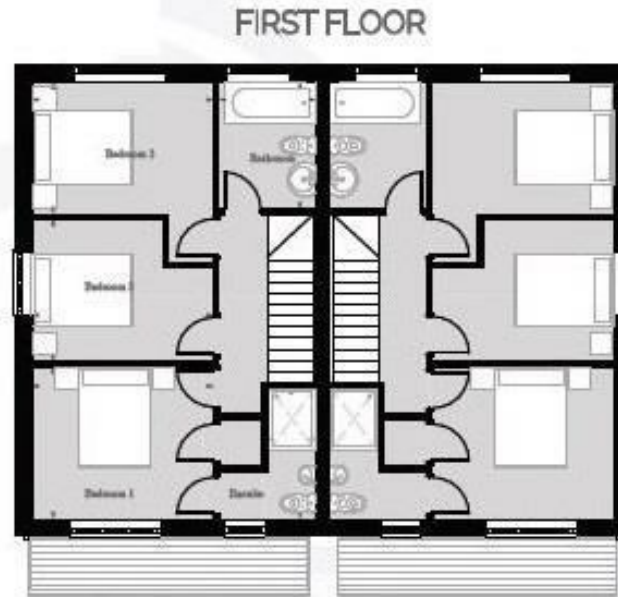
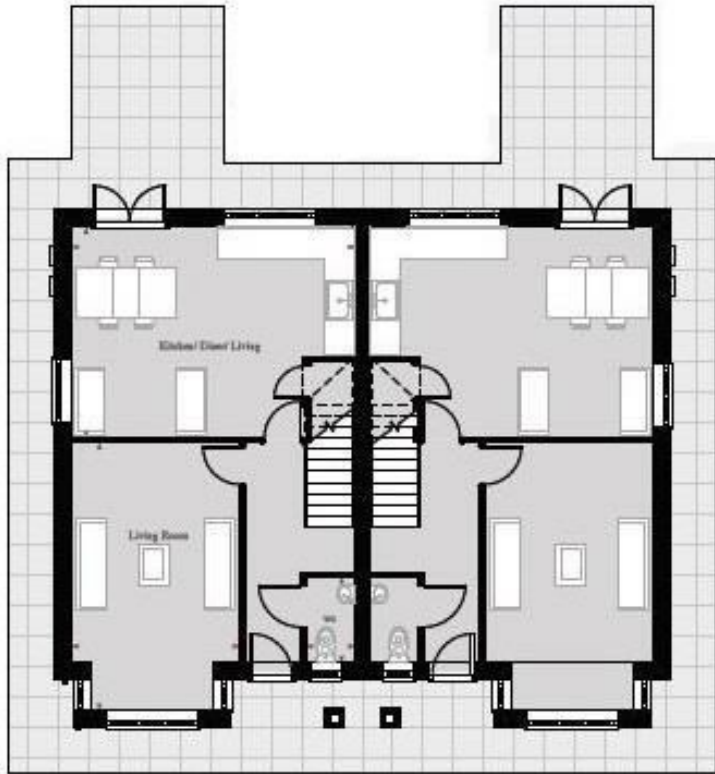
LARGE Rear Garden, fully lawned (**ADDED EXTRA WORTH £2,000**) with textured concrete paved patio & perimeter paving.

NB

1. GREEN FEES covering the communal green areas of circa £120 per year will apply.
2. Council Tax Band: To be confirmed by Richmondshire District Council
3. The details outlined are an indication of the proposed specification. The developer reserves the right to alter any part of the development specification at any time. Where brands are specified, the developer reserves the right to replace the brand with another of equal quality or better.
4. IMAGES ETC: Computer Generated Images (CGI's), Photographs & Artists Impressions are for illustrative Purposes only. Floor plans are for illustration only.
5. ***EXTRAS INCLUDED*** Flooring allowance up to £2,500 & Solicitor Fees on purchase up to £800*** Free Washing Machine & Outside tap.



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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 (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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