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 work to be done & 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. New Veissmann 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" 249'4" 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:

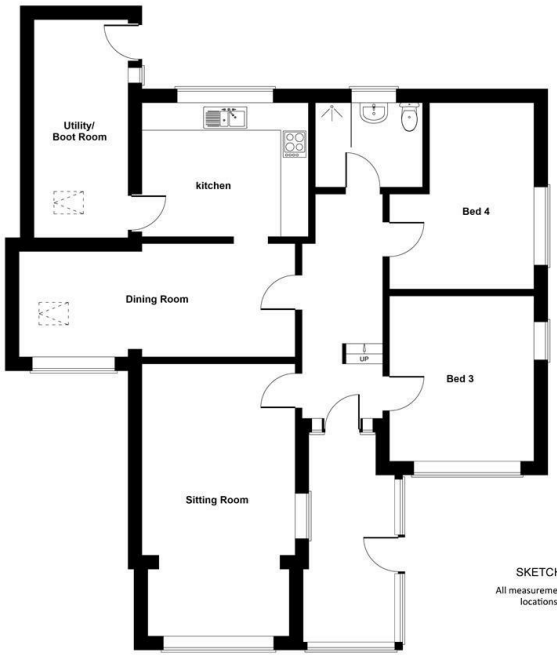
Large Enclosed SOUTH REAR GARDEN
A large, mature garden with lawn, established flower/shrub borders & beds, Apple & Holly trees, flagged patio area, outside lighting & cold-water tap. 2 SHEDS. Beyond the rear garden is a former fruit & vegetable garden with Apple & Plum trees.

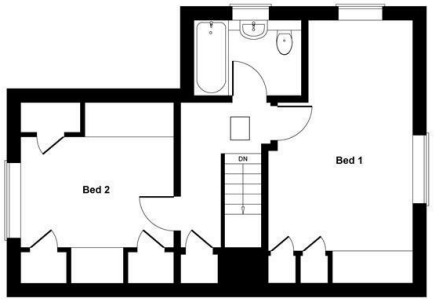
GREENHOUSE 3.47m x 2.91m (11'4" x 9'6")

Insulated STUDIO 4.81m x 2.53m (15'9" x 8'3")
Strip-light & power, 2 side windows & door.

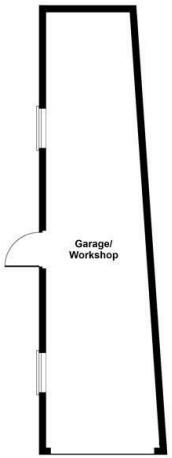
NOTES
(1) Freehold
(2) Council Tax Band: E
(3) EPC: TBC
(4) Gas Central Heating & Double-glazing
(5) Mains Water, Electricity, Gas & Drainage

£375,000

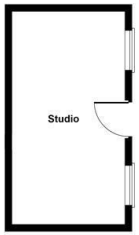




FIRST FLOOR



OUTBUILDINGS



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.

Produced by Potterplans Ltd. 2026

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 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