



16 Conan Gardens, Richmond, North Yorkshire, DL10 4PH
£259,950



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Solid Walls ground & first floor - Built to Last: IMMACULATE 3-Bedroom Home with pleasant Enclosed GARDEN & STUDIO/WORKSHOP. Large HALL, SITTING ROOM, KITCHEN/DINING ROOM, UTILITY & WASHROOM/WC; 3 Decent BEDROOMS & Large BATH/SHOWER ROOM. UPVC Double-Glazing & Gas Central Heating. Off-Street PARKING ... For Sale with NO ONWARD CHAIN – Viewing an Absolute Must! Lovely position overlooking a green. The Rough Guide to Britain describes historic Richmond as “AN ABSOLUTE GEM”: Situated on the edge of the beautiful Yorkshire Dales National Park, the town is surrounded by the most stunning scenery anywhere to be seen, & is a great place to live. Excellent access A1(M) & A66 at Scotch Corner & Darlington mainline station to LONDON Kings Cross (2 hours 20 minutes).

Large ENTRANCE HALL 4.78m x 2.49m (15'8" x 8'2")

Including stairs to first floor with cupboard under & Workspace Area. Oak finish flooring.

SITTING ROOM 4.53m x 3.36m (14'10" x 11'0")

A deep room with log-stove, Oak finish flooring & UPVC double-glazed window to front.

KITCHEN/DINING ROOM 3.62m x 3.37m (11'10" x 11'0")

Fitted with a range of wall & floor units & worktops with sink, integrated ceramic hob, electric oven/grill, & plumbing for dishwasher. Fireplace nook, Oak finish flooring & down-lighting. UPVC double-glazed window overlooking the garden.

UTILITY ROOM 2.50m max x 2.43m (8'2" max x 7'11")

Worktop with plumbing for washing machine under. UPVC double-glazed door to outside & door to:

WASHROOM/WC 2.39m x 1.34m (7'10" x 4'4")

Washbasin & WC, Worcester gas boiler, shelving & UPVC double-glazed window to rear.

FIRST FLOOR LANDING

Open landing with built-in cupboards & UPVC double-glazed window to side.

BEDROOM 1. 3.66m x 3.36m (12'0" x 11'0")

UPVC double-glazed window to rear with views.

BEDROOM 2. 3.62m x 3.37m (11'10" x 11'0")

UPVC double-glazed window to front.

BEDROOM 3. 2.62m x 2.45m (8'7" x 8'0")

...or an ideal OFFICE. UPVC double-glazed window to front.

BATH/SHOWER ROOM 2.40m x 2.36m (7'10" x 7'8")

A large dual-aspect room with panelled bath with shower-bar over, washbasin & WC. Splash tiling & down-lighting. UPVC double-glazed windows to side & rear.

OUTSIDE FRONT

3-car off-street parking (More available if required). Gate to rear garden.

'Dunster House' STUDIO/WORKSHOP 3.78m x 2.80m (12'4" x 9'2")

Twin front doors, part double-glazed side door & double-glazed side window.

Enclosed REAR GARDEN

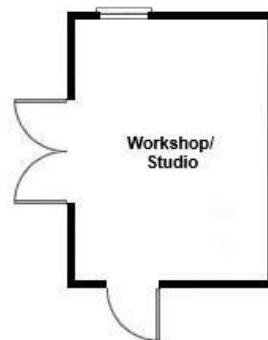
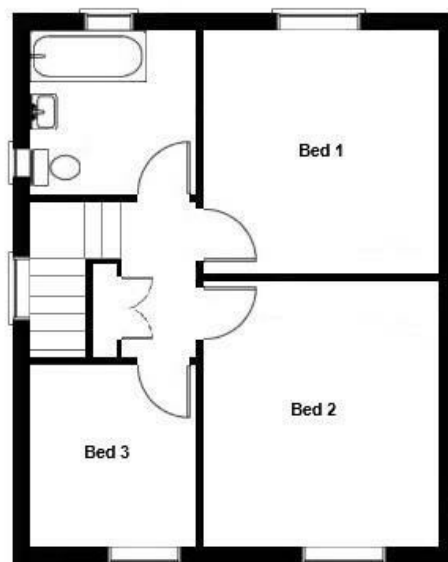
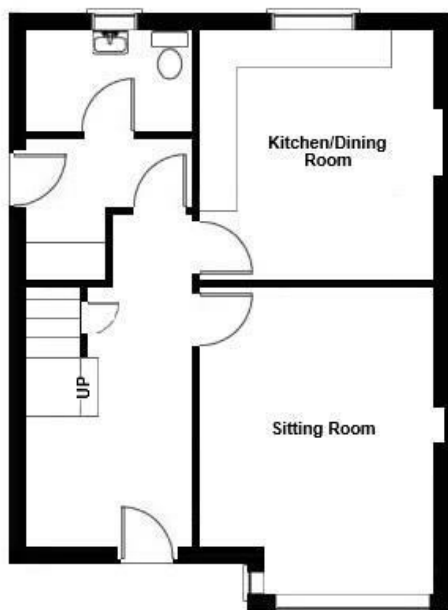
Screened & lawned with shrub border & cold-water tap.

NOTES

- (1) Freehold
- (2) Council Tax Band: C
- (3) EPC: TBC
- (4) 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 (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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