



3 Pilmoor Close, Richmond, North Yorkshire, DL10 5BQ
Offers over £325,000



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****UNEXPECTEDLY RE-OFFERED TO THE MARKET DUE TO CHAIN FALL THROUGH****A HUGE, STUNNING Home (186sqm/2,002sqft, with 16.93m/55'6" open-plan internally front to back) in this ideal 'Schools Location' with up to 5 RECEPTION AREAS, 4 BEDROOMS, 2 BATH/SOWER ROOMS, UTILITY ROOM & insulated STUDIO etc. Ideal Light-filled FAMILY ACCOMMODATION with Eye-Catching Rooms Everywhere, & Space for All. Screened SOUTH facing GARDEN with insulated STUDIO, large DECKED TERRACE & PATIO AREA.

Gas Central Heating (New Worcester Bosch boiler 2022/3) & UPVC Double Glazing.

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, & remains one of the most picturesque & rewarding places to live in the Country. Excellent access A1(M) & A66 at Scotch Corner & mainline to LONDON Kings Cross (2 hours 20 minutes) from Darlington.

Download this link to see more pictures of FABULOUS 3 Pilmoor Close: <https://we.tl/t-h9SV686mi4>

ENTRANCE HALL

Staircase to first floor.

KITCHEN/BREAKFAST ROOM 7.52m max x 6.88m max (24'8" max x 22'6" max)

Open plan kitchen with fitted units, worktops and separate island. Integrated Range cooker with open aspect to the FAMILY ROOM & LOUNGE, & spiral staircase to BEDROOM 3.

UTILITY ROOM 2.21m x 1.48m (7'3" x 4'10")

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FAMILY ROOM & LOUNGE 6.21m x 4.73m max (20'4" x 15'6" max)

Part vaulted with a roof light. Open to:

DAY ROOMS 6.20m x 4.82m max (20'4" x 15'9" max)

UPVC double glazed patio & sliding doors to rear – South facing.

FIRST FLOOR LANDING

BEDROOM 1. 4.88m x 4.07m max (16'0" x 13'4" max)

NB: BEDROOM 1. includes a former single BEDROOM (2.96m x 1.83m/9'8" x 6'0") with a separate access door.

SHOWER ROOM 1.78m x 1.65m (5'10" x 5'4")

Jet-shower cabin, inset washbasin with cupboards & corner WC.

BEDROOM 2. 3.41m x 2.97m (11'2" x 9'8")

Step-doorway to:

'Jack & Jill' EN-SUITE SHOWER ROOM 2.39m x 1.66m (7'10" x 5'5")

Level-access shower cubicle, inset washbasin with cupboards & WC.

BEDROOM 3. 4.17m x 2.41m (13'8" x 7'10")

A vaulted room with spiral staircase to ground floor & fish-scale stairs to:

MEZZANINE 2.41m x 1.60m (7'10" x 5'2")

UPPER FLOOR

LOFT AREA 4.82m max (3.90m) x 4.36m (15'9" max (12'9") x 14'3")

OUTSIDE FRONT

Lawn & driveway/hardstanding.

OUTSIDE REAR

STUDIO etc 4.79m x 2.47m (15'8" x 8'1")

Cedar cladding, engineered Oak flooring & insulated.

South Facing REAR GARDEN

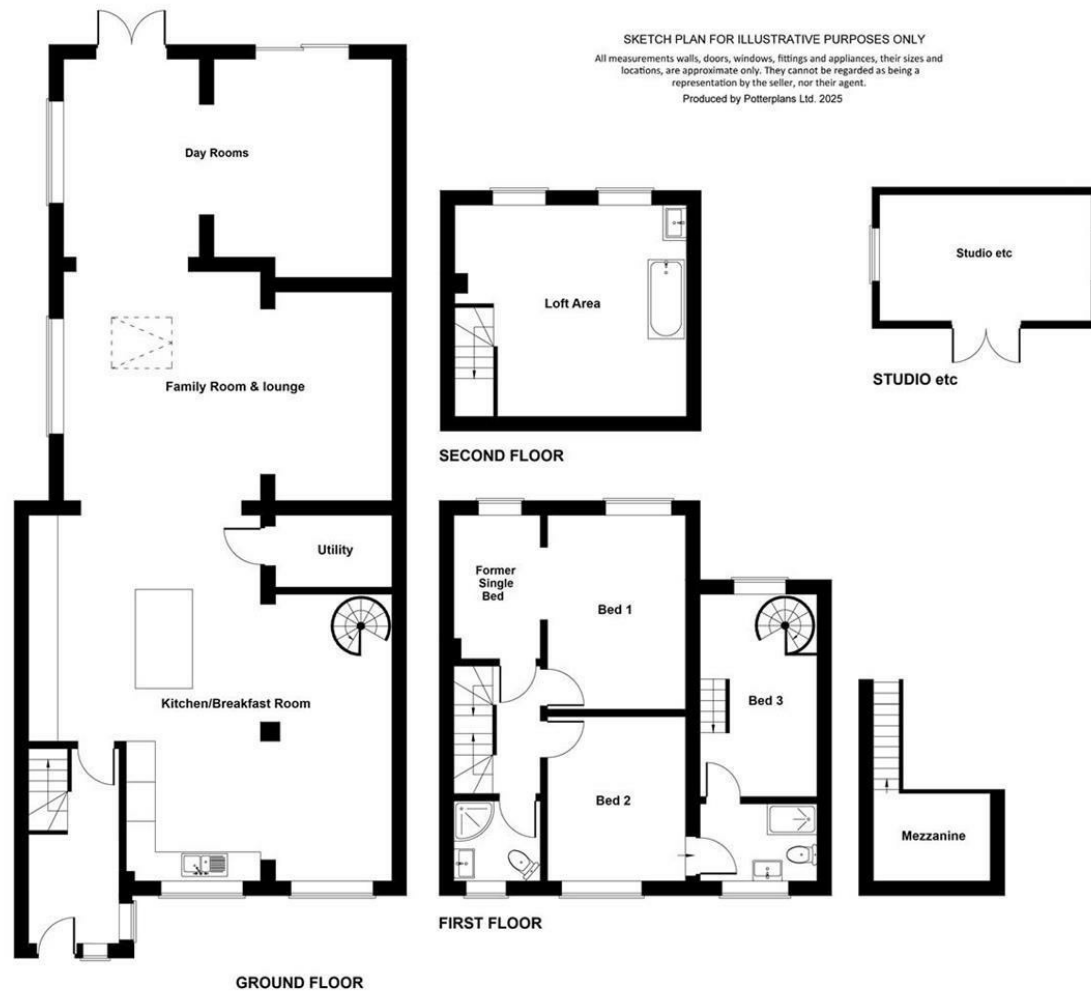
Enclosed with large DECKED TERRACE & PATIO AREA. Faux grass, Laburnum, Acer & ...

NOTES

- (1) Freehold
- (2) Council Tax Band: C
- (3) EPC: 76-C
- (4) Mains Water, Electricity, Gas & Drainage



OFFERS OVER £325,000



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C	76	
(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 CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
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