


5 Roper Court, Richmond, DL10 4DF

**Asking price £425,000**

marcus alderson estate agents

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# 5 Roper Court, Richmond, DL10 4DF

LARGE 4 Double Bedroom Detached FAMILY HOME with AMAZING VIEWS. For Sale with NO ONWARD CHAIN. Highly sought-after central town location & Essential Viewing. Work to be done but the makings of a fabulous home. Large SOUTH FACING Al Fresco Viewing & Entertaining BALCONIES. Great 8.16m (into bay) x 7.08m (26'9" x 23'2") L-shaped Sitting Room & Dining Area, 5.15m (16'10") Kitchen/Breakfast Room, Utility Room & Washroom/WC; 4 Double Bedrooms, 'House' Shower Room & En-Suite. Large GARAGE, Parking & separate 6.06m (19'10") WORKSHOP/OFFICE etc. Large wrap-around viewing Balcony & rear Gardens.
Roper Court is a highly sought-after central town location – walking distance of the marketplace. 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. Excellent access A1(M) & A66 at Scotch Corner (4.2 miles) & mainline to LONDON Kings Cross (2 hours 20 minutes) from Darlington, about 13 miles.

**Steps to:**

**FRONT & SIDE BALCONIES 14'4" x 11'2"**
A superb SOUTH FACING al fresco viewing & entertaining space.

**FRONT BALCONY 4.39m x 3.42m (14'4" x 11'2")**
A superb SOUTH FACING al fresco viewing & entertaining space.

**SIDE BALCONY 11.55m x 4.60 min (37'10" x 15'1" min)**

**RECEPION HALL**
Coats cupboard.

**WASHROOM/WC**
Washbasin & WC. Window to front.

**INNER HAL**
Staircase to first floor & part-screened from:

**DINING AREA 5.45m x 3.31m overall 3.31m x x.xx (17'10" x 10'10" overall 10'10" x x.xx )**
Patio doors to rear & open to:

**SITTING ROOM (VIEWS) 8.16m x 3.66m (26'9" x 12'0")**
NB: Between them the Sitting Room & Dining Area create an open L-shaped living space of 8.16m (into bay) x 7.08m max (26'9" x 23'2"). Fireplace with 'living-flame' gas fire, 2 windows to rear & 2.75m (9'0") wide, deep bay window to front with great views.

**KITCHEN/BREAKFAST ROOM (VIEWS) 5.15m x 3.00m (16'10" x 9'10")**
Fitted with a range of wall & floor units with worktops & inset sink, Aga & plumbing for dishwasher. Windows to front & side with great views. Doors to side balcony & to:

**UTILITY 3.00m x 2.02m (9'10" x 6'7")**
Fitted with a range of wall & floor units with worktops & sink. Plumbing for washing machine & space for dryer. Aga boiler. Window to rear.

**FIRST FLOOR LANDING (VIEWS)**
Built-in Airing Cupboard & window to front.

**BEDROOM 1 (VIEWS) 4.56m x 3.59m max (14'11" x 11'9" max)**
Windows to front & side with great views & door to:

**EN-SUITE SHOWER ROOM 2.31m max x 1.24m (7'6" max x 4'0")**
Recessed shower cubicle, washbasin & WC. Window to side.

**BEDROOM 2 (VIEWS) 4.05m min x 3.62m max (13'3" min x 11'10" max)**
PLUS built-in wardrobes. 2 windows to front with great views.

**BEDROOM 3. 3.64m x 2.71m min (11'11" x 8'10" min)**
PLUS built-in wardrobes. Window to rear overlooking the gardens.

**BEDROOM 4. 4.70m x (3.60m max) 2.71m (15'5" x (11'9" max) 8'10")**
2 windows to rear overlooking the gardens.

**'House' BATHROOM 2.70m max (2.08m) x 1.67m (8'10" max (6'9") x 5'5")**
Panelled bath, washbasin & WC. Window to rear.

**OUTSIDE**
Front parking area leading to the Garage & steps to:

**FRONT & SIDE BALCONIES**
FRONT: 4.39m x 3.42m (14'4" x 11'2") & SIDE: 11.55m x 4.60m min (37'10" x 15'1" min). A superb SOUTH FACING al fresco viewing & entertaining space. Cold water tap & outside lighting.

**GARAGE 6.16m x 4.56m (20'2" x 14'11")**
Up & over door, strip-lighting, & passage to:

**WORKSHOP/OFFICE etc 6.06m (4.31m min) x 2.60m (19'10" (14'1" min) x 8'6")**
Window to front & door to side.

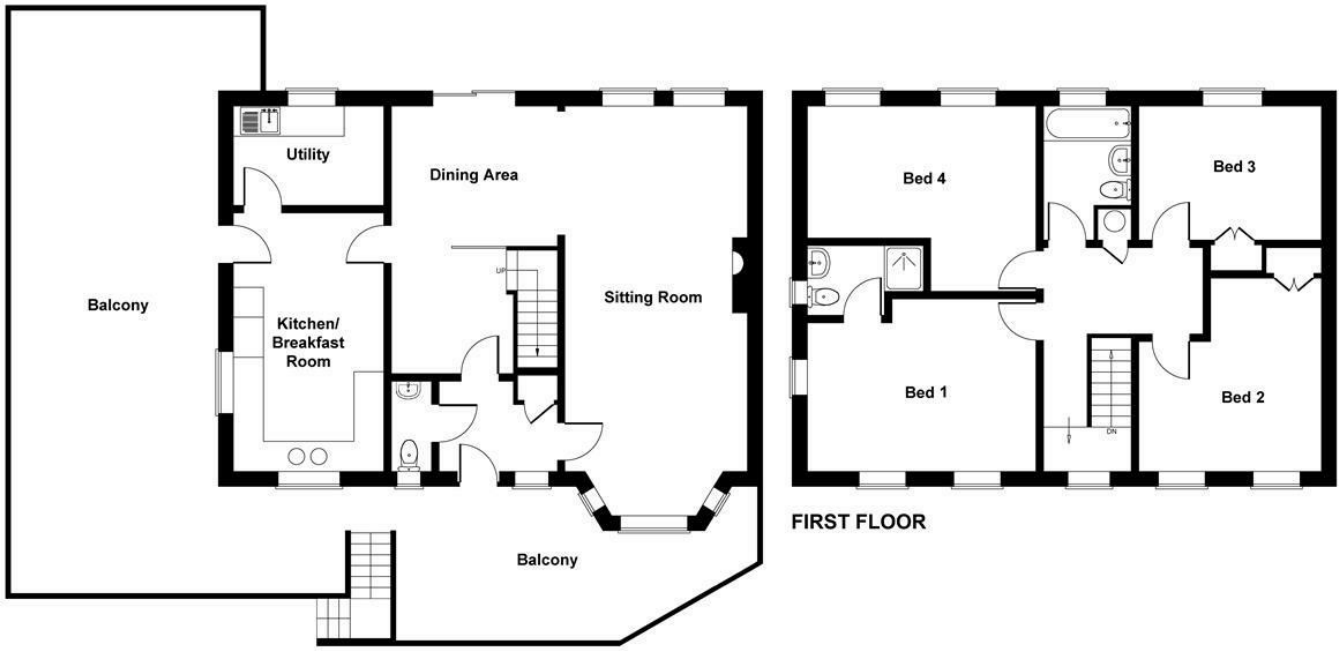
**Enclosed REAR GARDENS**

**NOTES**
(1) Freehold
(2) Council Tax Band: F
(3) EPC: 50-E
(4) Mains Water, Electricity, Gas & Drainage.
(5) Please be advised no appliances or services (gas/electric/water) within this property have been tested and the property is being sold as seen.





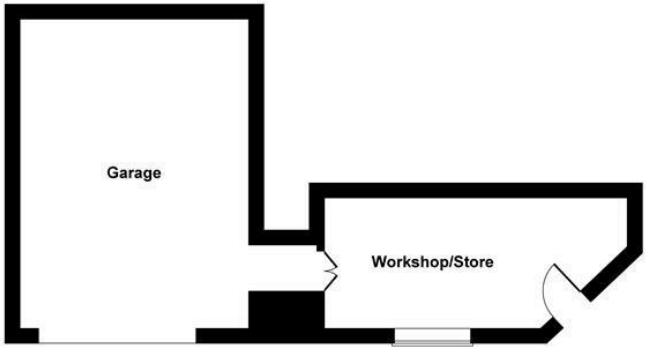
**ASKING PRICE £425,000**







FIRST FLOOR




GARAGE & WORKSHOP

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 | | 74 |
| (55-68) D | | |
| (39-54) E | 50 | |
| (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 | |







