



6 The Crescent, Richmond, North Yorkshire, DL10 7BA
Offers over £580,000



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A RARE GEM in Richmond - Completely Refurbished & Extended. NO ONWARD CHAIN & MOVE IN READY. Every detail has been executed to an outstanding standard, creating something truly exceptional. Fabulous 5.85m x 5.81m max (19'2" x 19'0") 'Anthony Nixon' KITCHEN/DINING & DAY ROOM, 7.37m (24'2") SITTING ROOM, Large UTILITY-STORE & WASHROOM/WC; 3 Large Double BEDROOMS offering flexibility for Family, Guests, or Home-working., 'House' SHOWER ROOM & En Suite BATH/SHOWER ROOM. Enclosed south-east facing GARDENS (a Sun Trap), 3 patio areas & a rear Oak framed PORCH, a purpose-built STUDIO with power perfect for Home Office or Hobbies, GARAGE & off-street PARKING for 2 cars, a garden SHED, & large LOG STORE.

Good walking distance of the town's marketplace & closer still to open countryside - The Easby Abbey Walks & the River Swale. Excellent access to the A1(M) & A66 at Scotch Corner (4 miles), & mainline rail station at Darlington 13 miles: LONDON Kings Cross 2 hours 20 minutes. Situated on the edge of the beautiful Yorkshire Dales National Park, Richmond is an historic Georgian market town of unique character & beauty, described in The Rough Guide To Britain as 'an absolute gem'- a place where quality of life isn't just a phrase.

Front PORCH

Hand-built, double-glazed internal door for added insulation, leading to:

RECEPTION HALL 4.17m x 2.25m (13'8" x 7'4")

Including Oak staircase to first floor with cupboard under. Solid Walnut flooring & UPVC double-glazed windows to front. Hand-built glazed doors to the Sitting room & Kitchen, Dining & Day Room.

WASHROOM/WC 2.26m x 1.18m (7'4" x 3'10")

Oak unit with inset washbasin & cupboard below with close coupled WC. Oak flooring & glazed nook cupboard. UPVC double-glazed window to front.

SITTING ROOM 7.37m x 3.40m max (24'2" x 11'2" max)

Bespoke wall cabinet including, cupboards, drawers & shelving, recessed fireplace with Dik Geurts wood burning stove (New 2022). Feature UPVC double-glazed corner window to front, UPVC double-glazed window to rear & glazed folding doors to:

Beautiful 'Anthony Nixon' KITCHEN/DINING & DAY RO 5.85m x 5.81m max (19'2" x 19'0" max)

Extensive range of bespoke wall & floor units recently refurbished, Granite worktops & feature island unit with inset twin Belfast sink, integrated Bosch dishwasher. Rangemaster Professional double oven with 5-ring gas hob, hot plate & warming drawers, & Samsung American style fridge & freezer with water/ice dispenser, Karndean flooring & down-lighting. UPVC double-glazed window & patio doors to rear, & oak door to:

Large UTILITY-STORE 3.12m x 2.61m (10'2" x 8'6")

Extensive range of bespoke cupboard, wall & floor units with worktop & inset sink with plumbing for washing machine under. Worcester gas boiler (New 2021). Roof light, glazed door to outside & door to:

Adjoining GARAGE 4.38m x 2.68m (14'4" x 8'9")

Double doors, light & power. Additional storage in loft area over.

FIRST FLOOR LANDING

2 useful built-in cupboards & UPVC double-glazed window to front with Plantation blinds.

MASTER SUITE 7.37m overall (24'2" overall)

Comprising:

BEDROOM 1 (VIEWS) 5.24m min x 3.42m max (17'2" min x 11'2" max)

Built-in bespoke Oak wardrobes, down-lighting & UPVC double-glazed window to rear with expansive views.

En Suite BATH/SHOWER ROOM 2.55m max x 2.08m (8'4" max x 6'9")

Ash panelled bath, separate shower cubicle, washbasin & WC. Wall cupboard, down-lighting & UPVC double-glazed window to front with Plantation blinds.

BEDROOM 2 (VIEWS) 4.98m min x 3.53m max (16'4" min x 11'6" max)

Including built-in wardrobes, down-lighting & UPVC double-glazed window to rear with expansive views. Retractable ladder access to boarded loft with Velux window.

BEDROOM 3 (VIEWS) 6.10m x 3.05m max (20'0" x 10'0" max)

Down-lighting & UPVC double-glazed window to rear with expansive views.

'House' SHOWER ROOM 1.96m x 1.77m (6'5" x 5'9")

Full-width shower area, inset washbasin with cupboard under & inset WC. UPVC double-glazed window to side.

OUTSIDE

Brick boundary wall, flagged path, shrub planting & gravelled 2-vehicle parking leading to:

Adjoining GARAGE 4.38m x 2.68m (14'4" x 8'9")

Double doors, light & power. Additional storage in loft area over.. Internal door to UTILITY-STORE.

Side STORE 3.71m x 2.67m max (12'2" x 8'9" max)

A useful storage area with door to:

REAR GARDENS

South-east facing with lawns, 3 patio areas, established flower/shrub beds & borders. Ornamental Pear, Apple & Bay trees. Outside lighting & cold-water tap. Rear COVERED AREA over back door, PORTICO over patio &:

Purpose-built STUDIO 2.76m x 2.14m (9'0" x 7'0")

Insulated with a work bench, light, power & a rear window with shuttering – previously used as a Pottery Studio.

Bespoke GARDEN SHED 1.65m x 1.4m (5'4" x 4'7")

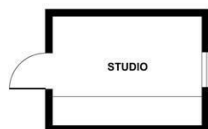
Useful secure storage for garden tools & equipment

NOTES

- (1) Freehold
- (2) Council Tax Band: E
- (3) EPC: 67-D
- (4) Mains Gas, Electricity, Water & Drainage
- (5) PERSONAL INTEREST NB: In accordance with Section 21 of the Estate Agent Act 1979, we declare that there is a personal interest in the sale of this property - a member of Marcus Alderson's staff is related to the vendor.



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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. 2025



FIRST FLOOR

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D	67	
(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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