





NEWHOLME

TUNSTALL, NR RICHMOND, DL10 7QJ

£309,995

FREEHOLD

An Individual Detached Bungalow enjoying a tucked away location within this conveniently located village. Requires modernisation. Entrance Hall, Lounge, Kitchen/Dining Room, 3 Bedrooms, Shower Room/WC, Front and Rear Gardens, Oil Fired Central Heating, UPVC Double Glazing. Council Tax Band D. EER D62. NO ONWARD CHAIN.

NORMAN F.BROWN

Est. 1967

NEWHOLME

• 3 BEDROOMS • INDIVIDUAL DETACHED BUNGALOW • TUCKED AWAY LOCATION • CONVENIENTLY LOCATED VILLAGE • OIL RIRED CENTRAL HEATING • UPBC DOUBLE GLAZING • REQUIRES MODERNISATION • NO ONWARD CHAIN





DESCRIPTION

An Individual Detached Bungalow enjoying a tucked away location within this conveniently located village. Requires modernisation. Entrance Hall, Lounge, Kitchen/Dining Room, 3 Bedrooms, Shower Room/WC, Front and Rear Gardens, Oil Fired Central Heating, UPVC Double Glazing. Council Tax Band D. EER D62. NO ONWARD CHAIN.

ENTRANCE HALL

Telephone point, electric meter, radiator. Double glazed external door to front. Doors to Lounge/Dining Room, Bedroom 2, Bedroom3 and Shower Room/WC.

LOUNGE

Wood burner stove with stone hearth, 2 radiators. Double glazed bay windows to front. Doors to Kitchen/Dining Room, Bedroom 1 and Hall.

KITCHEN/DINING ROOM

Tiled surrounds, stainless steel one and a half bowl sink unit with mixer tap, laminate work surfaces, pine cupboards and drawers, electric cooker point, plumbing for washing machine, fridge space, oil fired boiler, radiator, pine boarded ceiling, pine boarded walls, loft hatch, airing cupboard with hot water cylinder. Double glazed window to rear. Door to Lounge. Double glazed external door to side.

BEDROOM 1

Coving, wall light, radiator. Double glazed bay windows to front and rear. Door to Lounge.

BEDROOM 2

Fitted wardrobes and overhead cupboards, radiator. Double glazed bay window to rear. Door to Hall.

BEDROOM 3

Radiator. Double glazed bay window to front. Door to Hall.

SHOWER ROOM/WC

Aqua board panelling walls and ceiling, vanity wash hand basin with cupboard below, shower cubicle with electric shower, wc, chrome heated towel ladder, radiator. Double glazed window to rear. Door to Hall.

OUTSIDE

Front Garden
Lawn, light, steps and patch leading up to the property.

To the side
Plastic oil tank, paths leading to:

Rear Garden
Lawn, stone paved patio, plastic oil tank.

SERVICES

Mains electricity, water and drainage. Solar panels.

GENERAL INFORMATION

Viewing - By appointment with Norman F. Brown.

Tenure - Freehold. The title register is NYK 121484.

Local Authority - North Yorkshire Council – Tel: 0300 1312131
www.northyorks.gov.uk

Broadband and Mobile Phone Coverage – please check using this website
https://checker.ofcom.org.uk

Property Reference – 18844419

Particulars Prepared – October 2026.

IMPORTANT NOTICE

These particulars have been produced in good faith to give an overall view of the property. If any points are particularly relevant to your interest, please ask for further information or verification, particularly if you are considering travelling some distance to view the property.

All interested parties should note:

i. The particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute an offer or contract or any part thereof.

ii. All measurements, areas or distances are given only as a guide and should not be relied upon as fact.

iii. The exterior photograph(s) may have been taken from a vantage point other than the front street level. It should not be assumed that any contents/furnishings/furniture etc. are included in the sale nor that the property remains as displayed in the photographs.

iv. Services or any appliances referred to have not been tested and cannot be verified as being in working order. Prospective buyers should obtain their own verification.

FREE MARKET APPRAISAL

We will be pleased to provide an unbiased and professional market appraisal of your property without obligation, if you are thinking of selling.

FREE IMPARTIAL MORTGAGE ADVICE

CALL TODAY TO ARRANGE YOUR APPOINTMENT

Our qualified mortgage and financial advisor will be pleased to advise you on the wide range of mortgages available from all of the mortgage lenders without charge or obligation.

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT

A life assurance policy may be required. Written quotation available upon request.

AML POLICY

NEWHOLME







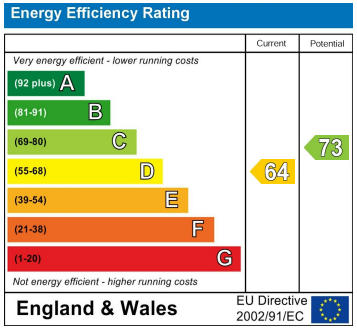
Ground Floor

Approx. 93.5 sq. metres (1006.4 sq. feet)



Total area: approx. 93.5 sq. metres (1006.4 sq. feet)





Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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