



## 17 GALLOWFIELDS ROAD

RICHMOND, DL10 4DB

**£435,000**  
**FREEHOLD**

A Mature Detached Family House enjoying a most desirable end of cul-de-sac location with superb views. Entrance Hall, Lounge, Dining Room, Sun Room, Kitchen, Utility Room, WC, 4 Bedrooms, Bathroom, Separate WC, Attached Garage, Driveway, Front and Rear Gardens, Gas Fired Central Heating, UPVC Double Glazed. Council Tax Band E. EER E52. NO ONWARD CHAIN.

**NORMAN F. BROWN**

Est. 1967



# 17 GALLOWFIELDS ROAD

• 4 BEDROOMS • MATURE DETACHED FAMILY HOUSE • DESIRABLE CUL-DE-SAC LOCATION • VIEWS • GARAGE AND AMPLE PARKING • GAS FIRED CENTRAL HEATING • UPVC DOUBLE GLAZING • NO ONWARD CHAIN



## DESCRIPTION

A Mature Detached Family House enjoying a most desirable end of cul-de-sac location with superb views. Entrance Hall, Lounge, Dining Room, Sun Room, Kitchen, Utility Room, WC, 4 Bedrooms, Bathroom, Separate WC, Attached Garage, Driveway, Front and Rear Gardens, Gas Fired Central Heating, UPVC Double Glazed. Council Tax Band E. EER E52. NO ONWARD CHAIN.

## ENTRANCE HALL

Dado rail, radiator, stairs to first floor. Feature original external door to front with leaded single glazed panel and matching windows either side above. Doors to Lounge, Dining Room and Kitchen.

## LOUNGE

Coving, open fire with slate surrounds, wall lights, radiator. Upvc double glazed bay window to front. Upvc double glazed widows to side.

## DINING ROOM

Coving, radiator, coal effect gas fire with marble surrounds and timber mantle. Upvc double glazed bay window to front. Door to Hall. Single glazed door to Sun Room.

## KITCHEN

Tiled surrounds, stainless steel one and half bowl sink until with mixer tap, laminate work surfaces, white cupboards and drawers with chrome, built in double electric oven with extractor hood over, built in 4 ring gas hob, built in fridge, plumbing for dishwasher, wall mounted gas fired boiler, ceiling halogens. Single glazed window to Sun Room. Doors to Hall, Utility Room and Garage.

## UTILITY ROOM

Tiled surrounds, stainless steel single drainer sink unit, laminate work surfaces, plumbing for washing machine, tumble dryer space. Timber framed dogle glazed window to rear. Upvc double glazed external door to side. Doors to WC and Kitchen.

## WC

Wc, cold water tap. Timber framed double glazed window to rear. Door to Utility Room.

## GARAGE

Power connected, timber double doors to driveway. Single glazed windows to rear. Door to Kitchen.

## LANDING

Picture rail. Upvc double glazed window to stairwell. Doors to Bedrooms, Bathroom and WC.

## BEDROOM 1

Fitted wardrobes, radiator. Upvc double glazed bay window to front. Upvc double glazed window to side. Door to Landing.

## BEDROOM 2

Picture rail, radiator, fixed ladder staircase with hatch to loft space. Upvc double glazed bay window to front. Upvc double glazed window to side. Door to Landing.

## BEDROOM 3

Picture rail, radiator. Upvc double glazed windows to side and rear. Door to Landing.

## BEDROOM 4

Picture rail, radiator. Upvc double glazed window to front. Door to Landing.

## BATHROOM

Tiled surrounds, vanity wash hand with cupboards below, panelled bath with electric shower over and glass screen, separate tiled shower cubicle, radiator. Upvc double glazed window to side. Door to Landing.

## SEPARATE WC

Wc, radiator. Upvc double glazed window to rear. Door to Landing.

## OUTSIDE

Front Garden

Lawn, paved terrace, hedgerow, timber garden shed.

To the side

Tarmacadam driveway providing ample parking.

#### Rear Garden

Stone flagged path, lawns, flower beds, timber garden shed, greenhouse, outside power socket.

#### SERVICES

Mains electricity, gas, water and drainage.

#### GENERAL INFORMATION

Viewing - By appointment with Norman F. Brown.

Tenure - Freehold.

Local Authority - North Yorkshire Council – Tel: 0300 1312131  
[www.northyorks.gov.uk](http://www.northyorks.gov.uk)

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

Property Reference – 18700661

Particulars Prepared – April 2025.

#### 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.

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## ADDITIONAL INFORMATION

**Local Authority** – North Yorkshire Council

**Council Tax** – Band E

**Viewings** – By Appointment Only

**Floor Area** – 1675.00 sq ft

**Tenure** – Freehold







Total area: approx. 155.7 sq. metres (1675.5 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		78
(55-68) <b>D</b>		
(39-54) <b>E</b>	52	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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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