



## 8 ASKE AVENUE

RICHMOND, DL10 5DA

**£240,000**  
**FREEHOLD**

A Recently Extended and Modernised Spacious Semi Detached Bungalow within a pleasant cul-de-sac setting. Lounge, Sun Room, Kitchen/Dining Room, Utility Room, Inner Hall, 2 Bedrooms, Bathroom/WC, Driveway, Low Maintenance Front and Rear Gardens, Gas Fired Central Heating, UPVC Double Glazing, Solar Panels. EER B83. Council Tax Band C. NO ONWARD CHAIN.

**NORMAN F. BROWN**

Est. 1967

# 8 ASKE AVENUE

- 2 BEDROOMS • RECENTLY EXTENDED AND MODERNISED • SPACIOUS • CUL-DE-SAC • GAS CENTRAL HEATING • SOLAR PANELS • UPVC DOUBLE GLAZING • NO ONWARD CHAIN



## DESCRIPTION

A Recently Extended and Modernised Spacious Semi Detached Bungalow within a pleasant cul-de-sac setting. Lounge, Sun Room, Kitchen/Dining Room, Utility Room, Inner Hall, 2 Bedrooms, Bathroom/WC, Driveway, Low Maintenance Front and Rear Gardens, Gas Fired Central Heating, UPVC Double Glazing, Solar Panels. EER B83. Council Tax Band C. NO ONWARD CHAIN.

## KITCHEN/DINING ROOM

Stainless steel single drainer sink unit with mixer tap, marble effect laminate work surfaces, medium grey matt cupboards and drawers with chrome handles, built in electric oven and four ring ceramic hob, stainless steel splash back and cooker hood, fridge space, under floor heating, ceiling LED spotlights. Upvc double glazed window to front. Door to Utility Room. Upvc double glazed external doors to front and rear.

## UTILITY ROOM

Marble effect laminate work surfaces, sink unit, medium grey matt cupboards and drawers with chrome handles, plumbing for washing machine. Internal window to Sun Room. Doors to Lounge and Kitchen/Dining Room.

## LOUNGE

2 radiators, stone hearth with recess. Internal windows to Sun Room. Glazed door to Sun Room. Doors to Utility Room and Inner Hall.

## SUN ROOM

Radiator. Internal windows to Lounge and Utility Room. Glazed door to Lounge. Upvc double glazed windows and external door to Rear Garden.

## INNER HALL

Radiator, access to loft space which contains the gas fired boiler (installed in 2023). Doors to Bedrooms, Shower Room and Lounge.

## BEDROOM 1

Radiator. Upvc double glazed window to front. Door to Inner Hall.

## BEDROOM 2

Radiator. Upvc double glazed window to front. Door to Inner Hall.

## BATHROOM/WC

Tiled surrounds, wash hand basin with mixer tap and tiled splashback, panelled bath with MIRA shower over and glass screen, wc, heated towel ladder, extractor fan, ceiling halogens. Door to Inner Hall.

## OUTSIDE

Front Garden

Tarmacadam driveway, gravel chippings, gas meter box.

Low Maintenance South Facing Rear Garden  
Paving and gravel chippings.

## SERVICES

Mains electricity, gas, water and drainage. Solar panels.

## GENERAL INFORMATION

Viewing - By appointment with Norman F. Brown.

Tenure - Freehold. The title register is NYK 265899.



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 – 18671101

Particulars Prepared – November 2024.

### 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.

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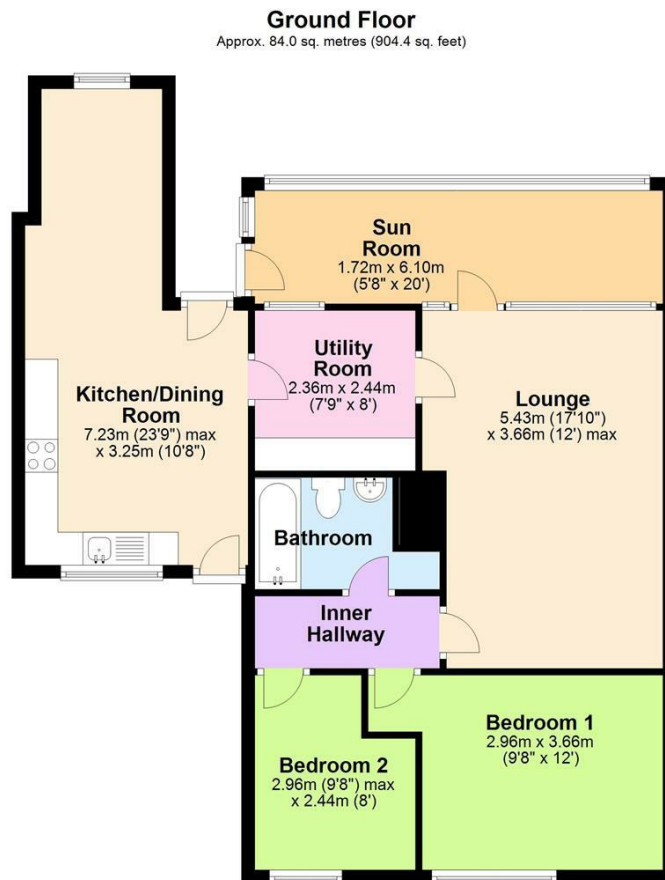
Our qualified mortgage and financial advisor will be  
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available from all of the mortgage lenders without  
charge or obligation.

### 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.

## 8 ASKE AVENUE





Total area: approx. 84.0 sq. metres (904.4 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	83	86
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(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

Richmond Office Sales  
14 Queens Road  
Richmond  
North Yorkshire  
DL10 4AG

01748 822473  
richmond@normanfbrown.co.uk  
www.normanfbrown.co.uk

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