



**67 WHITEFIELDS DRIVE
RICHMOND, DL10 7DL**

**£415,000
FREEHOLD**

A Spacious Individual Detached Family House within a desirable cul-de-sac location. Entrance Hall, Lounge, Dining Room, Kitchen/Breakfast Room, 4 Bedrooms, 2 Shower Rooms/WC, Good Sized Garage, Driveway with Generous Parking, Front and Rear Gardens, Gas Fired Central Heating, Double Glazing. Council Tax Band E. EER C76. NO ONWARD CHAIN.

NORMAN F.BROWN

Est. 1967

67 WHITEFIELDS DRIVE

• 4 BEDROOMS • INDIVIDUAL SPACIOUS
DETACHED FAMILY HOUSE • DESIRABLE
CUL-DE-SAC LOCATION • GOOD SIZED
GARAGE AND AMPLE PARKING • GAS
CENTRAL HEATING • DOUBLE GLAZING



DESCRIPTION

A Spacious Individual Detached Family House within a desirable cul-de-sac location. Entrance Hall, Lounge, Dining Room, Kitchen/Breakfast Room, 4 Bedrooms, 2 Shower Rooms/WC, Good Sized Garage, Driveway with Ample Parking, Front and Rear Gardens, Gas Fired Central Heating, Double Glazing. Council Tax Band E. EER C76. NO ONWARD CHAIN.

ENTRANCE HALL

Telephone point, pine staircase, pine boarded ceiling with chrome light fittings, radiator.

UPVC double glazed entrance door to side. Double glazed window to side. Internal window to Dining Room. Doors to Lounge, Dining Room, Kitchen/Breakfast Room and Shower Room/WC.

LOUNGE

Wall mounted contemporary gas fire, pine boarded ceiling with chrome light fittings, tv point, 2 radiators. Double glazed windows to front. Part glazed door to Entrance Hall.

DINING ROOM

Pine boarded ceiling with chrome light fitting, wall lights, radiator. Double glazed windows to rear. Part glazed door to Entrance Hall.

KITCHEN/BREAKFAST ROOM

Tiled surrounds, stainless steel double sink unit with drainer and mixer tap, laminate work tops, sage green cupboards and drawers, built in double electric oven and 4 ring ceramic hob, fridge/freezer space, plumbing for dishwasher, plumbing for washing machine, radiator, pine boarded ceiling with chrome light fittings, wood effect laminate floor, wall mounted gas fired combi boiler. UPVC double glazed stable entrance door to side. Double glazed windows to front and side. Part glazed door to Entrance Hall.

BEDROOM 4

Pine boarded ceiling, radiator, wardrobes with matching drawer units. Double glazed windows to rear. Part glazed door to Entrance Hall.

SHOWER ROOM/WC

Fully tiled walls, vanity wash hand basin with spacious cupboards below, corner shower cubicle, wc, chrome heated towel ladder, ceramic tiled floor, pine boarded ceiling with halogen spotlights. Double glazed window to side. Door to Entrance Hall.

LANDING

Vaulted pine boarded ceiling with LED lighting, built in cupboard and shelving, wall lights, radiator, access to boarded loft space with sliding

hatch and pull down ladder. Doors to Bedrooms and Shower Room.

Double glazed roof window.

BEDROOM 1

Vaulted pine boarded ceiling, fitted wardrobes, drawers and cupboards, tv point, 2 radiators. Double glazed windows to front. Double glazed door to Balcony. Door to Landing.

BEDROOM 2

Built in cupboard and shelving, vaulted pine boarded ceiling with LED lighting, radiator. Double glazed window to rear. Double glazed roof window. Door to Landing.

BEDROOM 3

Built in cupboard and shelving, vaulted pine boarded ceiling with LED lighting, radiator. Double glazed window to rear. Double glazed roof window. Door to Landing.

SHOWER ROOM/WC

Fully tiled walls, vanity wash hand basin with ample white cupboards and drawer units on two walls, wall mirror, corner shower cubicle, wc, pine boarded ceiling with LED spotlights, ceramic tiled floor, chrome heated towel ladder. Double glazed roof window. Door to Landing.

OUTSIDE

FRONT GARDEN

Lawn, flower beds.

TO THE RIGHT HAND SIDE

Concrete drive providing ample parking, cold water tap, lights.

TO THE LEFT HAND SIDE

Gated path along the full length of the house providing a useful and secure storage space.

GOOD SIZED GARAGE

Power connected, up and over door to front, window to rear, personnel door to side.

LOW MAINTENANCE PRIVATE REAR GARDEN

Paved patio, timber decking vegetable beds, greenhouse, summerhouse, garden shed, lights.

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

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

Property Reference – 18781970

Particulars Prepared – February 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

AML Policy (When an offer is accepted):

In accordance with The Money Laundering Regulations 2017, we are required by law to:

- Verify the identity of all buyers
- Check the Politically Exposed Persons and
- Check the Sanctions registers.
- Verify proof of and source of funds for the purchase - What form that takes depends on your position, but we ultimately need you to provide to us (in the office or via email) evidence of the funding you have in place for the purchase price. That may include proof of deposit, an Agreement in Principle from a lender or if you are a cash buyer, a Bank Statement.

The cost of the Identity verification, PEP & Sanctions register checks are £15 for one person and £25 for two people. We will send you a link to the Guild 365 app (which you will need to download) to complete this.

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ADDITIONAL INFORMATION

Local Authority – North Yorkshire Council

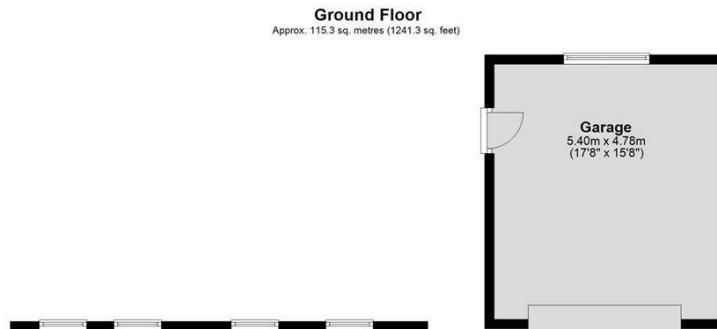
Council Tax – Band E

Viewings – By Appointment Only

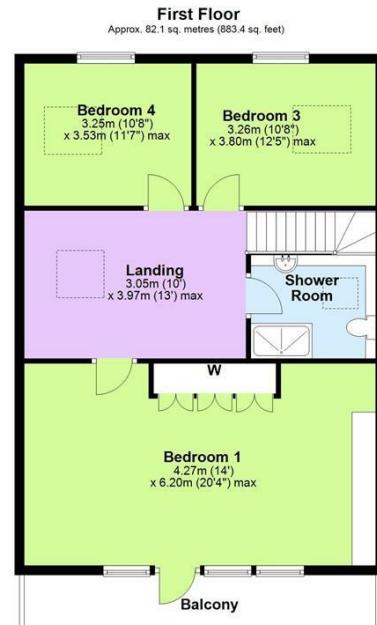
Floor Area – 2124.00 sq ft

Tenure – Freehold





Total area: approx. 197.4 sq. metres (2124.7 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	76	82
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		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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NORMAN F.BROWN
Est. 1967