



4 PINDER CLOSE RICHMOND, DL10 5QG

**£385,000
FREEHOLD**

A Well Presented Spacious Detached Family House within a pleasant cul-de-sac setting. Entrance Hall, Lounge, Kitchen/Dining Room, Cloakroom/WC, 4 Bedrooms, En-Suite Shower Room/WC, Family Bathroom/WC, Integral Garage, Driveway with Ample Parking, Front and Rear Gardens, Gas Fired Central Heating, UPVC Double Glazing. Council Tax Band E. EER tbc. NO ONWARD CHAIN.

NORMAN F.BROWN

Est. 1967

4 PINDER CLOSE

• 4 BEDROOMS • SPACIOUS • PLEASANT
CUL-DE-SAC SETTING • AMPLE
PARKING • GAS CENTRAL HEATING • UPVC
DOUBLE GLAZING • NO ONWARD CHAIN



DESCRIPTION

A Well Presented Spacious Detached Family House within a pleasant cul-de-sac setting. Entrance Hall, Lounge, Kitchen/Dining Room, Cloakroom/WC, 4 Bedrooms, En-Suite Shower Room/WC, Family Bathroom/WC, Integral Garage, Driveway with Ample Parking, Front and Rear Gardens, Gas Fired Central Heating, UPVC Double Glazing. Council Tax Band E. EER tbc. NO ONWARD CHAIN.

ENTRANCE HALL

Oak flooring, vertical radiator. Double glazed entrance door to side. Doors to Cloakroom/WC, Lounge and Garage.

LOUNGE

Wood burner stove with stone hearth and oak mantle, coving, oak flooring, radiator. Double glazed window to front. Doors to Kitchen/Dining Room and Entrance Hall.

KITCHEN/DINING ROOM

Tiled surrounds, twin ceramic sink unit with mixer tap, oak work tops, cream cupboards and drawers, RANGEMASTER gas cooker with double ovens, separate grill and 6 ring hob, extractor over, large island unit with marble top and cream cupboards and built in wine cooler, fridge/freezer space, built in washing machine, built in dishwasher, vertical radiator, radiator, understairs storage cupboards, oak flooring. Double glazed double doors to Rear Garden. Double glazed window to side. Glazed double doors to Conservatory. Door to Lounge.

CONSERVATORY

Light. Double glazed windows. Double glazed double doors to Rear Garden. Glazed double doors to Kitchen/Dining Room.

CLOAKROOM/WC

Pedestal wash hand basin, wc, radiator. Double glazed window to front. Door to Entrance Hall.

GARAGE

Light, up and over door, wall mounted gas fired combi boiler, fuse board. Window to side. Door to Entrance Hall.

LANDING

Drop down loft hatch. Doors to Bedrooms and Family Bathroom/WC.

BEDROOM 1

Radiator. Double glazed window to front. Doors to En-Suite Shower Room/WC and Landing.

EN-SUITE SHOWER ROOM/WC

Tiled surrounds, vanity wash hand basin with cupboards below, large

shower cubicle with aquaboard panels, rainfall shower head and separate head and hose and glass door, extractor fan, wc, dressing table, ceiling halogen spotlights, two storage cupboards, chrome heated towel ladder, wood effect laminate floor. Double glazed window to front. Door to Bedroom 1.

BEDROOM 2

Radiator. Double glazed window to rear. Door to Landing.

BEDROOM 3

Radiator. Double glazed window to rear. Door to Landing.

BEDROOM 4

Radiator. Double glazed window to rear. Door to Landing.

FAMILY BATHROOM/WC

Tiled surrounds, vanity wash hand basin with cupboards below, panelled bath with shower attachment and glass screen, extractor fan, wc, ceiling halogen spotlights, wood effect laminate floor. Double glazed window to side. Door to Landing.

OUTSIDE

FRONT GARDEN

Lawn, flower bed, light, gravel and paved double driveway providing ample parking.

TO THE SIDE

Paved path with gate leading to:

PRIVATE REAR GARDEN

Lawn, artificial grass, light.

SERVICES

Mains electricity, gas, water and drainage.

GENERAL INFORMATION

Viewing - By appointment with Norman F. Brown.

Tenure - Freehold. The title register is NYK 123378.

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>

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 – 1488.00 sq ft

Tenure – Freehold





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(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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