



15 DARLINGTON ROAD

RICHMOND, DL10 7BE

£399,000
FREEHOLD

A Spacious Semi Detached Family House within a prime location handy for Richmond schools and the town centre. Entrance Hall, Lounge, Sitting Room, Kitchen/Dining Room, Utility Room, 5 Bedrooms, 2 En-Suite Shower Rooms, Family Bathroom/WC, Garage and Parking to the Rear, Front and Rear Gardens, Gas Fired Central Heating, UPVC Double Glazing. Council Tax Band D. EER C73. NO ONWARD CHAIN.

NORMAN F. BROWN

Est. 1967

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- 5 BEDROOMS • 2 EN-SUITES AND FAMILY BATHROOM/WC • SPACIOUS ACCOMMODATION • GARAGE AND PARKING TO THE REAR • PRIME LOCATION • GAS CENTRAL HEATING • UPVC DOUBLE GLAZING • NO ONWARD CHAIN



DESCRIPTION

A Spacious Semi Detached Family House within a prime location handy for Richmond schools and the town centre. Entrance Hall, Lounge, Sitting Room, Kitchen/Dining Room, Utility Room, 5 Bedrooms, 2 En-Suite Shower Rooms, Family Bathroom/WC, Garage and Parking to the Rear, Front and Rear Gardens, Gas Fired Central Heating, UPVC Double Glazing. Council Tax Band D. EER C73. NO ONWARD CHAIN.

ENTRANCE HALL

Picture rail, telephone point, radiator, original front door with single glazed coloured leaded panel. Doors to Lounge, Sitting Room, Inner Hall and Bedroom 5.

LOUNGE

Picture rail, gas fire with marble effect surrounds and mahogany mantle, radiator. timber framed single glazed bay window to front with coloured leaded panels. Door to Entrance Hall.

SITTING ROOM

Picture rail, built in cupboards, gas fire with original glazed tiled surrounds, television point, radiator. Double glazed double doors to Rear Garden. Door to Entrance Hall.

INNER HALL

Cloak cupboard, understairs storage cupboard containing electric meter. Doors to Entrance Hall and Wet Room/WC. Doorway to Kitchen/Dining Room.

KITCHEN/DINING ROOM

Tiled surrounds, laminate works surfaces, stainless steel one and a half bowl sink unit with mixer tap, beech effect cupboard with chrome handles and under lighting, built in electric oven, gas hob with glass splashback and stainless steel extractor hood, built in microwave, built in fridge, built in freezer, LED ceiling spotlights. Double glazed windows to side and rear. Four double glazed Velux windows. Doorway to Inner Hall. Door to Utility Room.

UTILITY ROOM

Stainless steel single drainer sink unit with mixer tap, laminate work surfaces, cream cupboards, plumbing for washing machines, tumble dryer space, fridge freezer space, wall vent, radiator, cupboard containing gas fired boiler and hot water cylinder. Double glazed entrance door to side. Door to Kitchen/Dining Room. Double glazed Velux window.

BEDROOM 5

Coving, radiator. Double glazed window to front. Doors to Entrance Hall and Wet Room/WC.

WET ROOM/WC

Tiled surrounds, pedestal wash hand basin, shower fittings and curtain and rail, low level WC, LED ceiling spotlights, radiator. Doors to Bedroom 5 and Inner Hall.

LANDING

Ceiling sky tube providing natural light, picture rail, linen cupboard, access to loft space. Doors to Bedroom 1, Bedroom 2, Bedroom 3, Bedroom 4 and Family Bathroom/WC.

BEDROOM 1

Picture rail, built in wardrobe, original cast iron surround fireplace, radiator. Double glazed window to rear. Doors to Landing and En-Suite Shower Room.

EN-SUITE SHOWER ROOM/WC

Pedestal wash hand basin, corner tiled shower cubicle, low level WC, radiator. Double glazed window to rear. Door to Bedroom 1.

BEDROOM 2

Picture rail, original cast iron surround fireplace, radiator. Double glazed window to front. Door to Landing.

BEDROOM 3

Two under eaves storage cupboards, radiator. Double glazed dormer window to front. Door to Landing.

BEDROOM 4

Picture rail, radiator. Window to front. Door to Landing.

FAMILY BATHROOM/WC

Tiled surrounds, pedestal wash hand basin, panelled bath with shower over and screen, low level WC, radiator. Double glazed window to rear. Door to Landing.

OUTSIDE

FRONT GARDEN

Lawn, flower beds, stone flagged terrace and pathway, canopy over front door, gas meter box.

REAR GARDEN

Stone flagged patio and path, raised gravel beds, outside courtesy light, gravel parking for 3 cars and concrete hard standing.

DETACHED GARAGE

Power connected, hipped roof with rafter storage, double timber entrance doors.

SERVICES

Mains electricity, gas, water and drainage.

GENERAL INFORMATION

Viewing - By appointment with Norman F. Brown.

Tenure - Freehold. The title register is NYK 390635.

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 – 17638875

Particulars Prepared – February 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

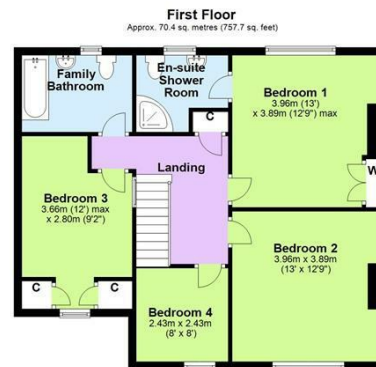
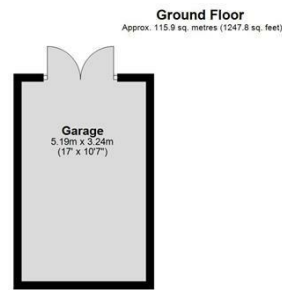
Council Tax – Band D

Viewings – By Appointment Only

Floor Area – 2005.00 sq ft

Tenure – Freehold





Total area: approx. 186.3 sq. metres (2005.5 sq. feet)



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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NORMAN F.BROWN

Est. 1967