



10 ANTEFORTH VIEW

GILLING WEST, NR RICHMOND, DL10 5JH

£85,000
FREEHOLD

SOLD BY AUCTION ON 11th JULY 2023. A Mature Semi Detached House requiring Complete Modernisation and Refurbishment within this desirable and easily accessible village. Entrance Hall, Lounge/Dining Room, Kitchen, 2 Store Rooms, WC, 3 Bedrooms, Bathroom/WC, Driveway, Front and Rear Gardens, Solid Fuel Central Heating. Council Tax Band B. EER F31.

NORMAN F. BROWN

Est. 1967

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• COMPLETE MODERNISATION
PROJECT • 3 BEDROOMS • PARKING AND
GARDEN • CUL-DE-SAC • DESIRABLE
VILLAGE CLOSE TO RICHMOND • TO BE
SOLD BY AUCTION ON 11 JULY 2023



DESCRIPTION

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ENTRANCE HALL

Radiator, electric meter, fuse board. Window to side. Entrance door to front. Doors to Lounge and Lobby which leads through to Kitchen

LOUNGE/DINING ROOM

Lounge
4.01m x 4.08m (13'2" x 13'4"). Open fireplace, coving, two radiators, wall lights. Window to front. Door to Entrance Hall. Archway to Dining Area.

Dining Area
3.05m x 2.60m (10' x 8'6"). Coving. Double glazed patio doors to rear. Door to Kitchen. Archway to Lounge.

KITCHEN

KITCHEN
2.91m x 3.34m (9'7" x 11')(maximum depth up to door to Lobby). Stainless steel single drainer sink unit, electric cooker point, plumbing for washing machine, stove with central heating back boiler. Windows to side and rear. Doors to Dining Area, Lobby and Passage.

PASSAGE

Entrance door to front. Entrance door to side leading to Rear Garden. Doors to Kitchen, Store Room and WC.

WC

Low level WC. Window to side. Door to Passage.

SMALL STORE ROOM

(not accessed)

STORE ROOM

2.61m x 2.25m (8'7" x 7'5"). Door to Passage.

FIRST FLOOR LANDING

LANDING

Radiator, access to loft space. Window to side. Doors to Bedroom 1, Bedroom 2, Bedroom 3 and Bathroom/WC.

BEDROOM 1

3.97m x 3.13m (13' x 10'3")(width up to chimney breast). Coving, radiator, built-in wardrobes with sliding doors. Window to front. Door to Landing.

BEDROOM 2

3.08m x 4.08m (10'1" x 13'4"). Built-in wardrobe, radiator. Window to rear. Door to Landing.

BEDROOM 3

2.79m x 2.44m (9'2" x 8')(maximum measurements). Built-in cupboard, radiator. Window to front. Door to Landing

BATHROOM/WC

Tiled surrounds, pedestal wash hand basin, panelled bath, electric shower over, low level WC, radiator, airing cupboard with insulated hot water cylinder and immersion heater. Window to rear. Door to Landing.

OUTSIDE

FRONT GARDEN

Concrete driveway.

REAR GARDEN

Backing onto Gilling Beck

SERVICES

Mains electricity, water and drainage.

GENERAL INFORMATION

Viewing - By appointment with Norman F. Brown.

Tenure - We understand that the property is Freehold, Title NYK79208..

Local Authorities - North Yorkshire Council – Tel: 0300 1312131
www.northyorks.gov.uk

Property Reference – 17636543

Particulars Prepared – May 2023

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.

SURVEY & VALUATION

A range of valuation/survey services is available for all property transactions including sale, purchase, mortgage, probate etc.

FREE IMPARTIAL MORTGAGE ADVICE

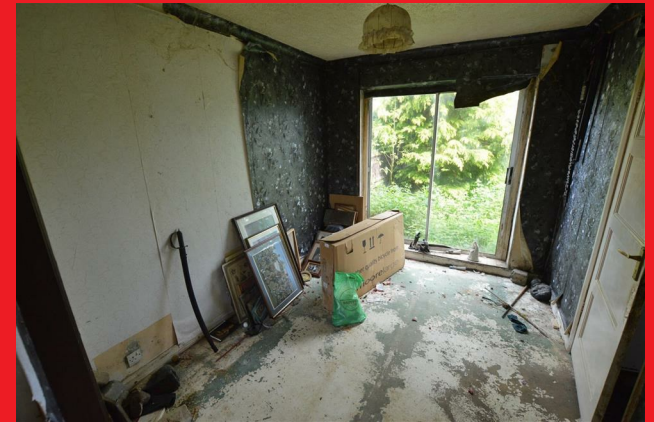
CALL TODAY TO ARRANGE YOUR APPOINTMENT

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

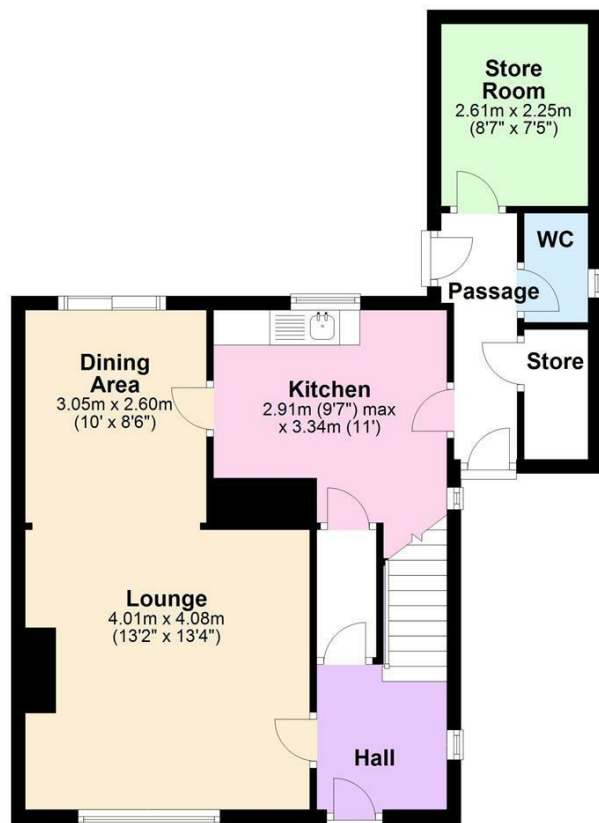
A life assurance policy may be required. Written quotation available upon request.

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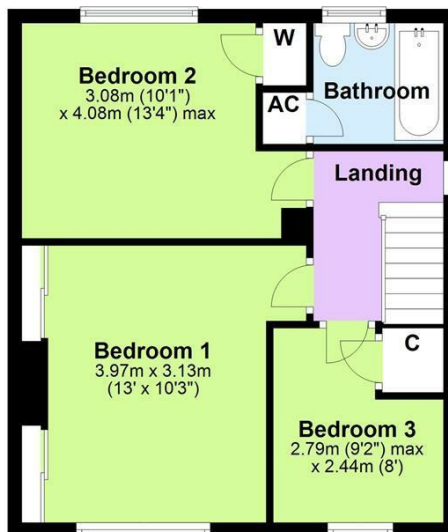
Ground Floor

Approx. 55.3 sq. metres (595.4 sq. feet)



First Floor

Approx. 43.2 sq. metres (465.1 sq. feet)



Total area: approx. 98.5 sq. metres (1060.5 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		68
(39-54) E		
(21-38) F	31	
(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