





1 THE WYND

SKEEBY, NR RICHMOND, DL10 5DT

£105,000

FREEHOLD

A Semi Detached Single Storey Cottage enjoying a tucked away location within this popular village close to Richmond. Requires Refurbishment. Entrance Hall, Lounge/Dining Room, Kitchen, Double Bedroom, Bathroom, Separate WC, Outside Store, Parking for One Car, Electric Heating, UPVC Double Glazing. Council Tax Band B. EER E49. NO ONWARD CHAIN.

NORMAN F.BROWN

Est. 1967

1 THE WYND

• Secluded Single Storey Semi Detached Cottage • Double Bedroom • Parking for One Car • Handy for Richmond and the A1(M) • Electric Heating and Open Fire • UPVC Double Glazing • No Onward Chain





DESCRIPTION

A Semi Detached Single Storey Cottage enjoying a tucked away location within this popular village close to Richmond. Requires Refurbishment. Entrance Hall, Lounge/Dining Room, Kitchen, Double Bedroom, Bathroom, Separate WC, Outside Store, Parking for One Car, Electric Heating, UPVC Double Glazing. Council Tax Band B. EER E49. NO ONWARD CHAIN.

ENTRANCE HALL

Double glazed external door to front. Doors to Kitchen and Lounge/Dining Room. Doorway to WC.

LOUNGE/DINING ROOM

Stone surround open fireplace, QUANTUM DIMPLEX electric heater, loft hatch, cupboard containing hot water cylinder. Double glazed windows to side and rear. Doors to Hall and Bedroom.

KITCHEN

Tiled surrounds, stainless steel single drainer sink unit, laminate work surfaces, fitted cupboards, electric cooker space, fridge space, plumbing for washing machine. Double glazed window to front. Doors to Hall and Bathroom.

BEDROOM

QUANTUM DIMPLEX electric heater. Double glazed window to rear. Door to Hall.

BATHROOM

Fully tiled walls, vanity wash hand basin with cupboard below, panelled bath with electric shower over, extractor fan, wall mounted electric heater. Double glazed window to front. Door to Kitchen.

WC

Wc. Double glazed window to side. Door to Hall.

OUTSIDE

To the Front

Parking for one car, nearby outside store 7'0" x 10'0" (2.13m x 3.05m).

SERVICES

Mains electricity, 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 – 18846368

Particulars Prepared – November 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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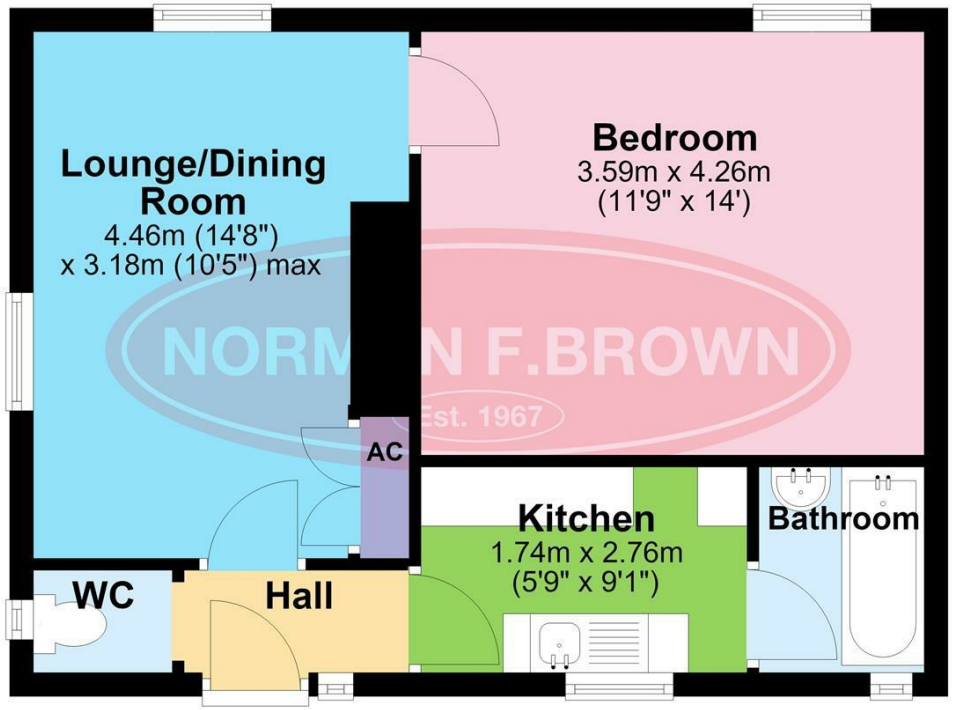






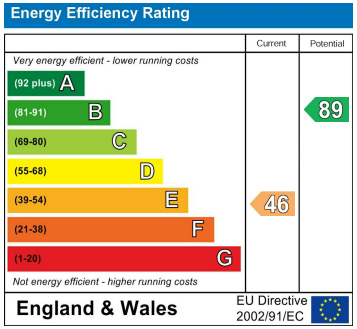
Ground Floor

Approx. 41.0 sq. metres (441.0 sq. feet)



Total area: approx. 41.0 sq. metres (441.0 sq. feet)





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 Lettings
14 Queens Road
Richmond
North Yorkshire
DL10 4AG

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

NORMAN F.BROWN
Est. 1967