



# M W Darwin & Sons



Chartered Surveyors, Auctioneers, Valuers & Estate Agents

## 1 RICHMOND RISE, NORTHALLERTON.



**Spacious Detached Bungalow  
Gas Fired Ch, Double Glazed, Three Bedrooms,  
Garage, Gardens**

**OIR £270,000**

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# **1 Richmond Rise, Northallerton**

This is a detached bungalow situated in a convenient residential area of the town. The property has been adapted for wheelchair use including concrete access ramp to rear but would benefit from upgrading. It has sealed unit double glazing and gas fired central heating. The property has a tarmac driveway to a detached single Garage, lawned gardens to the side with timber Summer House and small pond. The accommodation comprises:

## **Hall**



## **Living Room**

**6.4 x 3.4m (21'0" x 11'3")** with brick fireplace with electric coal effect fire, radiator, window to the front, double glazed doors into



## **Conservatory**

**2.9 x 2.5m (9'6" x 8'4")** radiator, double glazed doors to the garden



**Study/  
Bedroom 3**

2.7 x 2.7m (9'3" x 9'3"), window to front, radiator.



**Kitchen** 2.8 x 2.4m (9'3" x 8'4") with range of modern fitted cupboard units built in double oven, stainless steel 4 ring gas hob, wall mounted boiler, radiator, half glazed door to side on to the driveway.

**Inner Hall** to bedrooms



**Bedroom 1**

**3.75 x 2.7m (12'3" x 9'3")** with, radiator, window to the rear.



**Bedroom 2**

**3.7 x 2.5m (12'2" x 8'3")** radiator, double patio doors to rear garden.



**Bathroom**

**2.7 x 1.7m (12'3" x 5'6")**, fitted suite with tiled walls, panelled bath with electric shower over, shower screen, W.C, pedestal wash basin, radiator. shelved cupboard.

## External



**Single Garage** with up and over door.

Rear patio area, gardens to side with timber **Summer House**, small pond.



**Tenure** Freehold

**Services** Mains water, electric, drainage, gas and telephone.

**Council Tax Band** Band C

**EPC Rating** D

**Viewing** Strictly by prior appointment with the Agents.

**Please Note:** all measurements are approximate, appliances and fittings have not been tested by ourselves, We have NOT carried out any survey of the property, photographs are for guidance only and do not constitute the inclusion of items in the sale, unless stated otherwise. Details are produced for guidance only and although believed materially correct do not form any part of a contract.



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**RICS homebuyers surveys available contact ourselves for further details**