



24 Charles Court, Richmond, North Yorkshire, DL10 7BL
£329,950



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VERY DESIRABLE FAMILY HOME is great location with 4 good bedrooms & a very useful 5.24m/17'2" office etc. & good sized WEST facing rear garden. Deep Sitting Room, separate Dining Room, Kitchen, Utility & Washroom/WC; 4 Bedrooms (3 with built-in wardrobes), Bath/Shower Room & En Suite. UPVC Double Glazing & Gas Central Heating (New boiler 20XX). Private & enclosed Garden & Parking. No.24 is an ideal Family Home &/or for those looking to work from home. Local Walks & access to the town, local schools & the A1/A66 at Scotch Corner - VERY HIGHLY RECOMMENDED.

HALL

Shelved recess & staircase to first floor.

OFFICE/FAMILY ROOM 5.24m x 2.34m (17'2" x 7'8")

Concealed Worcester gas boiler with cupboard under & radiator. UPVC double glazed window to front & door through to:

INNER VESTIBULE

With useful under-stairs cupboard & access to the Kitchen.

SITTING ROOM 5.03m into bay x 3.82m (16'6" into bay x 12'6")

A deep room with TV & telephone points, 2 radiators & UPVC double glazed bay window to front. Opening to:

DINING ROOM 3.62m x 2.75m (11'10" x 9'0")

Radiator & UPVC double glazed patio doors to rear.

KITCHEN/UTILITY etc 4.52m x 3.62m overall (14'9" x 11'10" overall)

Comprising of:

KITCHEN AREA

Fitted with a range of under-lit wall & floor units, worktops & sink. Cooker space with glazed & stainless steel extractor over & plumbing for dishwasher. Attractive floor tiling, radiator & UPVC double glazed windows to side & rear. Open to:

UTILITY AREA

Cupboards with plumbing for washing machine under. UPVC double glazed door to outside & door to:

WASHROOM/WC

Washbasin, WC, radiator & UPVC double glazed window to rear.

FIRST FLOOR LANDING

Built-in cylinder cupboard & loft access.

BEDROOM 1. 3.82m x 3.72m max (12'6" x 12'2" max)

Including fitted wardrobes, feature TV recess & radiator. UPVC double glazed window to front.

EN SUITE 1.98m x 1.53m (6'5" x 5'0")

Shower cubicle, inset washbasin with cupboard under & WC. Tiled floor & splash tiling, shaver socket, radiator & UPVC double glazed window to front.

BEDROOM 2. 4.27m into robes x 2.45m (14'0" into robes x 8'0")

Including built-in wardrobes, feature TV recess, radiator & UPVC double glazed window to front.

BEDROOM 3. 3.56m x 2.75m (11'8" x 9'0")

Including built-in wardrobes, radiator & UPVC double glazed window to rear with pleasant outlook.

BEDROOM 4. 3.02m x 2.41m (9'10" x 7'10")

Radiator & UPVC double glazed window to rear with pleasant outlook.

BATH/SHOWER ROOM 2.62m max x 1.96m (8'7" max x 6'5")

'P-shaped' bath with contoured screen & Mira shower unit over, washbasin & WC. Attractive wall & floor tiling, tiled ledge, towel radiator & UPVC double glazed window to rear.

OUTSIDE FRONT

Tarmac 2 vehicle hard-standing & lawn with hedge boundary & outside light point. Side gate to:

PRIVATE ENCLOSED REAR GARDEN

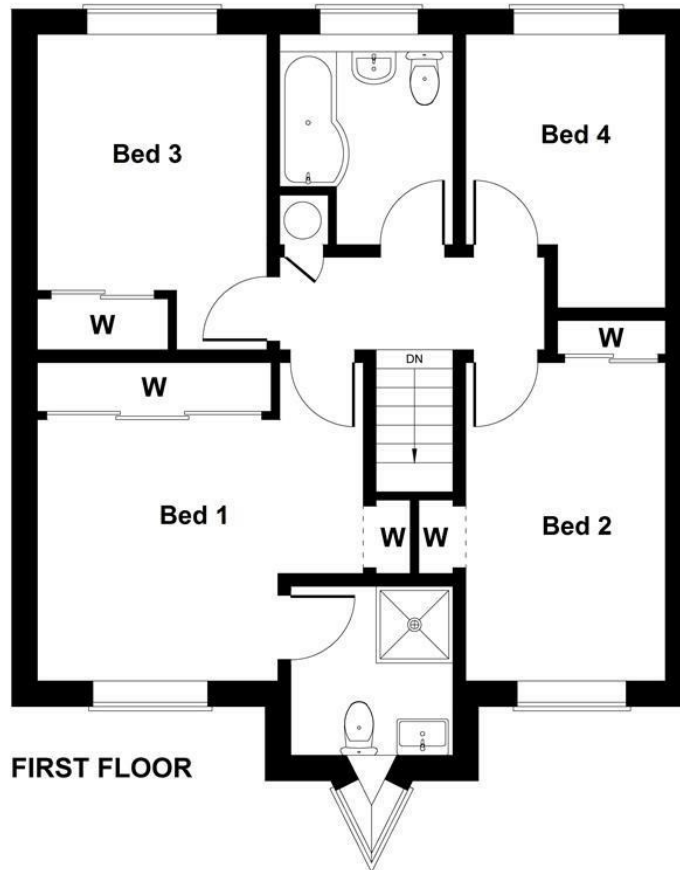
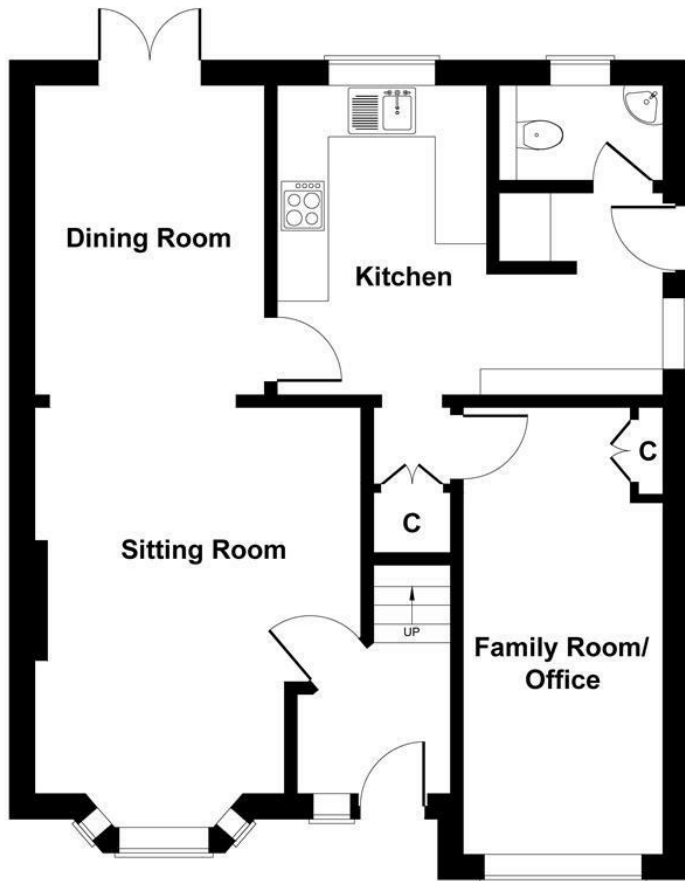
WEST facing with lawn, established flower/shrub borders, circular flagged patio area, cold water tap & outside light point.

NOTES

- (1) New Worcester gas boiler XX.XX 20XX
- (2) Council Tax Band:



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SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2021

Energy Efficiency Rating

| | Current | Potential |
|---------------------------------------------|-----------|-----------|
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | 82 |
| (69-80) C | 70 | |
| (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



Environmental Impact (CO₂) Rating

| | Current | Potential |
|-----------------------------------------------------------------|---------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not environmentally friendly - higher CO ₂ emissions | | |

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