



# 11 ROPER COURT RICHMOND, NORTH YORKSHIRE, DL10 4DF

A SUPERBLY LOCATED INDIVIDUAL DETACHED FAMILY HOUSE OCCUPYING A TUCKED AWAY POSITION CLOSE TO RICHMOND'S TOWN CENTRE.

Entrance Hall, Lounge, Dining Room, Kitchen/Breakfast Room, Garden Room/Study, Utility Room, Cloakroom/WC, integral Garage, 4 Bedrooms, En-Suite Bathroom/WC, House Shower Room/WC, Ample Parking, Low Maintenance Gardens, Gas Fired Central Heating, Double Glazing. NO FORWARD CHAIN. EER D68.



Offers in the Region of £475,000



# 11 Roper Court

Richmond, North Yorkshire, DL10 4DF

The Accommodation comprises:

## GROUND FLOOR

### **ENTRANCE HALL**

Coving, ceiling halogens, understairs storage cupboard, radiator, cloak cupboard. Doors to Dining Room, Kitchen/Breakfast Room and Cloakroom/WC. UPVC double glazed entrance door to front.

### **DINING ROOM**

5.32m x 3.20m (17'5" x 10'6"). Two radiators, television point, telephone point, coving, fitted bookshelves, two wall uplighters. UPVC double glazed windows to front and rear with roller blinds. Door to Entrance Hall. Archway to Lounge.

### **LOUNGE**

4.94m x 3.86m (16'2" x 12'8"). Cast iron multi-fuel stove with slate hearth, two radiators, coving, television point, two wall uplighters. UPVC double glazed windows to front and rear with roller blinds. UPVC double glazed patio doors to south facing decking with automatic sunblind over. Archway to Dining Room.

### **CLOAKROOM/WC**

Radiator, wash hand basin in vanity unit with beech effect cupboards and chrome handles, low level WC, half tiled walls, extractor fan. UPVC double glazed window to rear. Door to Entrance Hall.

### **KITCHEN/BREAKFAST ROOM**

5.32m x 3.49m (17'5" x 11'5")(maximum measurements). Solid oak worktops, stainless steel double sink unit with drainer, white wooden cupboards and drawers with chrome handles and under cupboard lighting, fitted Stoves range cooker with four ring induction hob, two halogen hobs and one warming hob, two fan assisted ovens, one with grill, warming oven and drawer, glass splashback, stainless steel extractor

hood over, full height built-in fridge, full height built-in freezer, built-in dishwasher, breakfast bar, radiator, wood effect Amtico floor, ceiling spotlights, fitted shelving. UPVC double glazed window to front with roller blind. Single glazed door to Garden Room with window to side. Door to Entrance Hall.

### **GARDEN ROOM/STUDY**

2.45m x 3.75m (8' x 12'4"). Radiator, oak boarded floor, ceiling halogens. Timber double glazed window with roller blinds. UPVC double glazed double doors to Rear Garden. Two double glazed Velux windows with blinds. Door to Utility Room. Single glazed door to Kitchen/Breakfast Room.

### **UTILITY ROOM**

2.45m x 1.65m (8' x 5'5"). Tiled surrounds, stainless steel one and a half bowl sink unit with mixer tap, white cupboards, radiator, plumbing for washing machine, tumble dryer space, ceiling halogens. Double glazed velux window. Doors to Garage and Garden Room/Study.

### **INTEGRAL GARAGE**

5.32m x 3.36m (17'5" x 11'). Power connected. Up and over door to front. Worcester gas fired wall mounted boiler with unvented hot water cylinder. Door to Utility Room.

## FIRST FLOOR

### **LANDING**

Coving, radiator, large walk-in cupboard, access to part boarded loft space with drop down hatch and pull down ladder. UPVC double glazed porthole window to rear. Doors to Bedroom 1, Bedroom 2, Bedroom 3, Bedroom 4 and Shower Room/WC.

### **BEDROOM 1**

3.56m x 3.34m (11'8" x 11')(maximum measurements). Coving, radiator, fitted wardrobes, overhead cupboards and

drawers, built-in wardrobe with mirror doors. UPVC double glazed window to front with roller blind. Doors to En-Suite Bathroom/WC and Landing.

### **EN-SUITE BATHROOM/WC**

Fully tiled walls, hand wash in vanity unit with white gloss cupboards and chrome handles, panelled bath with shower over and glass screen, extractor fan, low level WC, ceiling halogens, heated towel ladder, Karndene flooring. UPVC double glazed window to rear. Door to Bedroom 1.

### **BEDROOM 2**

5.32m x 3.21m (17'5" x 10'6"). Coving, two radiators, built-in wardrobes, overhead cupboards. UPVC double glazed windows to front and rear with roller blinds. Door to Landing.

### **BEDROOM 3**

2.56m x 2.91m (8'5" x 9'6"). Coving, radiator, built-in wardrobe and overhead cupboards with shelving. UPVC double glazed window to front with roller blind. Door to Landing.

### **BEDROOM 4**

2.56m x 2.38m (8'5" x 7'10"). Coving, radiator. UPVC double glazed window to front with roller blind. Door to Landing.

### **HOUSE SHOWER ROOM/WC**

Fully tiled walls, hand basin in vanity unit with white gloss cupboard below with chrome handles, large shower cubicle, extractor fan, low level WC, ceiling halogens, chrome heated towel ladder, ceramic tiled floor, electric shaver point, mirror door wall cabinet. UPVC double glazed window to rear. Door to Landing.

### **OUTSIDE**

#### **FRONT GARDEN**

Ample blocked paved parking. Open fronted porch to front door. Cold water tap, outside power point, shrubs, timber pergola, well stocked flower beds, stone patio.

#### **TO THE SIDE**

Private south facing timber decked seating area with automatic sun blind over the top, with superb views across Richmond.

### **TO THE REAR**

Vegetable beds, outside courtesy lights.

#### **GENERAL INFORMATION**

Viewing - By appointment with Norman F. Brown.

Tenure - We understand that the property is Freehold, although we have not verified this by sight of the Title Deeds.

Local Authorities - Richmondshire District Council -  
Tel: (01748) 829100.  
North Yorkshire County Council -  
Tel: (01609) 780780.

Property Reference -13442

Particulars Prepared - June 2021

#### **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.

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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

#### **Mortgage Referral Arrangement**

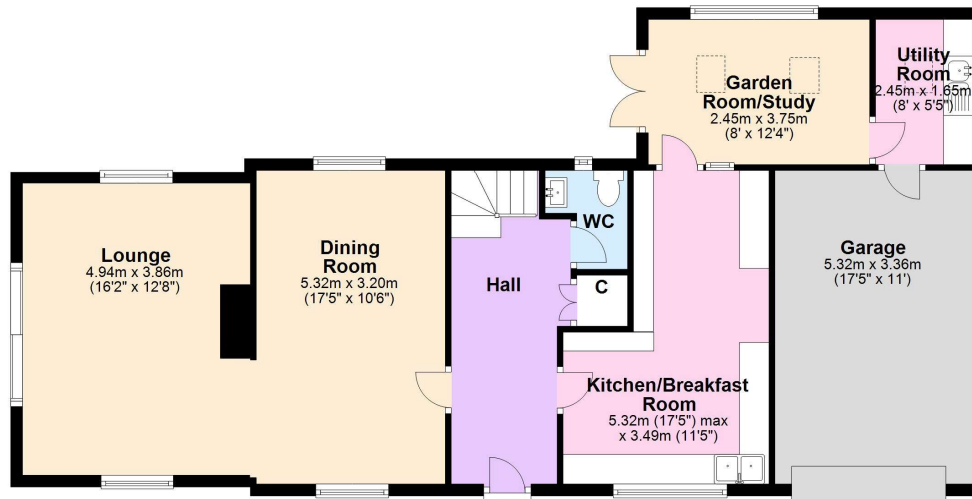
In accordance with Compliance with the Consumer Protection from Unfair Trading Regulations 2008, we declare that we routinely refer potential purchasers to L&C (London & Country Mortgages Ltd) for fee free mortgage advice. It is your decision whether you choose to deal with L&C. Should you decide to use L&C you should know that we would receive a referral fee of 25% of any payment they receive from lenders and insurers for the services they provide to you.

**YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT**

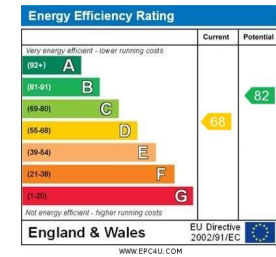
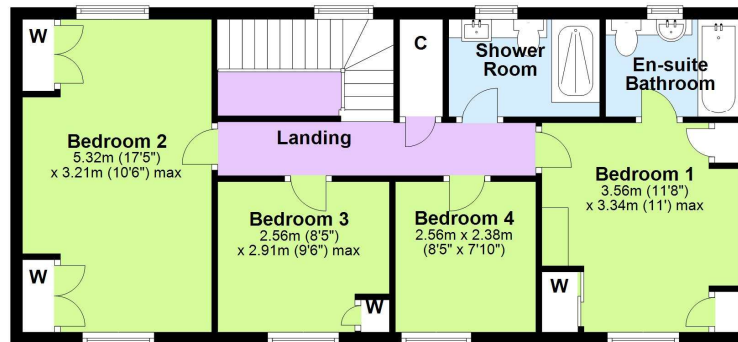
A life assurance policy may be required. Written quotation available upon request.



### Ground Floor



### First Floor



14 Queens Road, Richmond, North Yorkshire DL10 4AG

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