



30 SPRINGFIELD SKEEBY, NR RICHMOND, NORTH YORKSHIRE, DL10 5DY

A DECEPTIVELY SPACIOUS SEMI DETACHED DORMER BUNGALOW WITHIN THIS POPULAR AND EASILY ACCESSIBLE VILLAGE.

Lounge, Kitchen/Breakfast Room, Dining Room, Conservatory, Study, Ground Floor Shower Room/WC, 2 First Floor Bedrooms, Garage, Driveway, Front and Rear Gardens, Gas Fired Central Heating, UPVC Double Glazing, Security Alarm. EER 55. Council Tax Band C.

Offers Over £200,000





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The Accommodation comprises:

GROUND FLOOR

KITCHEN/BREAKFAST ROOM

3.55m x 2.75m (11'8" x 9'). Tiled surrounds, stainless steel one and a half bowl sink unit with mixer tap, laminate work surfaces, birch effect cupboards and drawers with chrome handles, electric cooker point, plumbing for washing machine, tumble dryer space, plumbing for dishwasher, fridge/freezer space, built-in pantry cupboards, wall mounted gas fired Baxi Combi boiler, extractor hood, radiator. UPVC double glazed stable door to side. Double glazed window to side. Folding door to Inner Hall.

INNER HALL

Radiator, cloak cupboard, ceiling spotlights. Folding door to Kitchen/Breakfast Room. Doors to Lounge, Dining Room, Study and Shower Room/WC.

LOUNGE

4.89m x 3.35m (16'1" x 11'). Television point, two radiators, ceiling spotlights. Double glazed window to front with vertical blinds. Door to Inner Hall.

SHOWER ROOM/WC

Fully tiled walls, pedestal wash hand basin, corner shower cubicle with electric shower, extractor fan, low level WC, chrome heated towel ladder, ceramic tiled floor. Double glazed window to side. Door to Inner Hall.

STUDY

2.89m x 2.75m (9'6" x 9')(maximum measurements). Radiator, ceiling spotlights. Double glazed sliding doors to Conservatory. Door to Inner Hall.

CONSERVATORY

3.04m x 2.87m (10' x 9'5"). Wall lights, radiator. Double glazed windows. Double glazed patio doors to Rear Garden. Double glazed sliding doors to Study.

DINING ROOM

3.96m x 3.35m (13' x 11')(maximum depth into understairs storage). Ceiling spotlights, radiator, staircase to First Floor. Double glazed window to rear with vertical blinds. Door to Inner Hall.



FIRST FLOOR

LANDING

Wall mounted spotlights. Doors to Bedroom 1 and Bedroom 2.

BEDROOM 1

2.98m x 4.12m (9'9" x 13'6") (maximum depth). Radiator, fitted wardrobe with sliding doors. Double glazed window to rear. Door to Landing.

BEDROOM 2 (CURRENTLY USED AS AN OFFICE)

3.97m x 1.99m (13' x 6'6"). Built-in wardrobe with sliding doors and access to attic, radiator. Double glazed window to rear. Door to Landing.

OUTSIDE

FRONT GARDEN

Lawn, flower beds, dwarf conifers.

TO THE SIDE

Outside courtesy light, cold water tap, tarmacadam driveway for two cars.

GARAGE

5.32m x 3.43m (17'6" x 11'3"). Power connected. UPVC double glazed entrance door to Rear Garden. Up and over door to front.

PRIVATE SOUTH FACING REAR GARDEN

Lawn, flower beds, shrubs, paved patio.

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 - 13646

Particulars Prepared - November 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.

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

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.

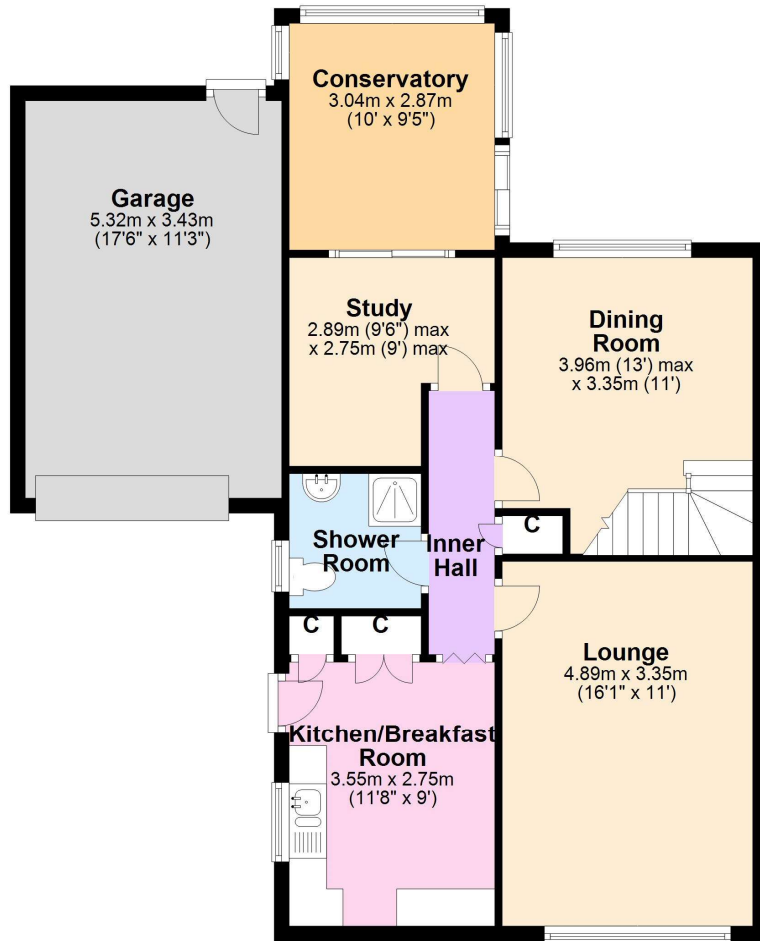
YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT

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



Ground Floor

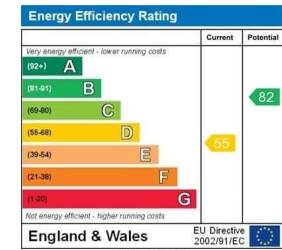
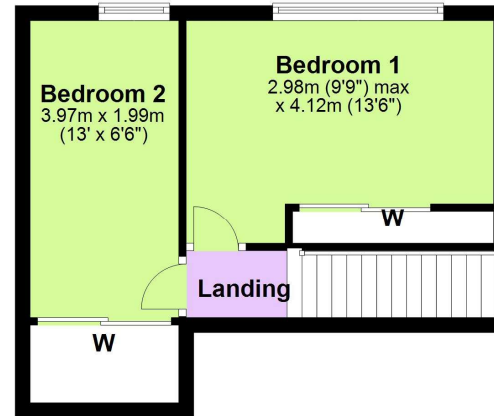
Approx. 83.0 sq. metres (893.8 sq. feet)



Total area: approx. 109.9 sq. metres (1183.5 sq. feet)

First Floor

Approx. 26.9 sq. metres (289.7 sq. feet)



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