



2 LINDEN CLOSE  
Richmond, North Yorkshire





## 2 LINDEN CLOSE

RICHMOND, NORTH YORKSHIRE DL10 7AL

A WELL-DESIGNED, SIX BEDROOM STONE BUILT PROPERTY, FINISHED TO HIGH STANDARD IN BOTH SPECIFICATION AND DECOR WITH A WELL-CONSIDERED LAYOUT, IDEAL FOR FAMILY LIFE AND ENTERTAINING.

### Accommodation

Entrance Porch • Dining Hall • Living Room • Breakfast Kitchen • Snug  
Study • Utility Room/WC • Six Bedrooms In Total With Two En Suite  
House Bathroom.

### Externally

Paviour Driveway • Double Garage • Front and rear Gardens

*Scotch Corner 5.3 miles, Darlington 13.8 miles, Northallerton 16.6 miles,  
York 46.9 miles, Newcastle 47.9 miles.*



**GSC GRAYS**

PROPERTY • ESTATES • LAND

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Barnard Castle  
Tel: 01833 637000

Hamsterley  
Tel: 01388 487000

Leyburn  
Tel: 01969 600120

Stokesley  
Tel: 01642 710742

## Situation & Amenities

Linden Close is situated in the historic market town of Richmond which is the gateway to the Yorkshire Dales and offers a good range of amenities including national and local retailers, swimming pool, leisure centre, cinema and educational opportunities at both primary and secondary level.

The town is rich in Georgian architecture and also boasts a number of historical sites including the castle with its Norman origins and a renowned Georgian theatre. There is a traditional weekly market, a library and a good range of restaurants. The Station, a restored Victorian railway station, which features a restaurant, cinema and gallery, is also home to a number of artisan food producers and is a popular attraction.

The Lake District and Yorkshire Moors National Parks are also easily accessible.



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A well designed, stone built property which has been finished to a high standard both in terms of specification and décor. The accommodation has a well-considered layout, with French doors opening out from living room, dining hall and snug into the rear gardens. This home offers a wealth of functional space, with two beautifully presented, large living rooms complimented by a snug, study and utility room off the inner hall. With six bedrooms, two of which are en suite – 2 Linden Close makes a superb family home.

## Accommodation

The main entrance porch leads into the dining hall, a superb contemporary room with an open feel. From here there are French doors opening out to the rear garden, two openings to the main living room, a door to the kitchen and French doors to the inner hall. The Karndean flooring in the dining hall continues through to the inner hall and the living room, which has views over the front garden and French doors opening out to the rear garden. This room's focal point is a contemporary log burner set on a glass hearth.

The dining kitchen has views to the front and side and a door to the front drive, which is ideal for dropping in the shopping! The kitchen is fitted with a stylish range of units, with a mix of white high gloss and natural wooden frontage complimented by a matching island unit with red granite work surfaces. The kitchen has integrated appliances including: two electric ovens, coffee machine, microwave, dishwasher and fridge freezer.

French doors open to the inner hall, which has an oak staircase leading to the first floor, French doors back to the dining hall and access to the utility room with wc off, snug and study. The snug has French doors to the garden.

To the first floor there are four bedrooms, two of which are en suite, and the house bathroom. The master bedroom suite has arched windows overlooking the front gardens and a superb walk in dressing room with central hanging rail and drawer units. The en suite shower room has a step in shower, wooden plinth with a bowl sink set to the surface, a low level wc and bidet. The second bedroom has a walk-in wardrobe area with sliding oak doors and an en suite bathroom. The house bathroom is well designed with a freestanding bath, step in shower cubicle, wooden plinth with a bowl sink set to the surface and low level wc.



There is a large landing area on the second floor with access to two double bedrooms both with Velux roof lights; both of which are lovely light and airy rooms.

#### Externally

The property is approached via a paved driveway and through large wooden gates into the front garden. There is plenty of parking and access to a double garage with two separate doors. A raised lawn area sits to one side.

The rear garden has French doors opening out from the living room, dining hall and snug, leading to a gravelled walkway and stone steps leading up to the lawn with mature trees to the perimeter. A decked seating area and flagged seating area with pergola sit to the far end of the garden with a stone pathway leading back down to a small patio area just outside the utility room and with access via a pedestrian door into the garage.

#### Services

The property is served by gas central heating which is underfloor to the ground floor and via column radiators to the first and second floors.



### Tenure

We understand that the property is Freehold with vacant possession on completion.

### Local Authority & Council Tax

Richmondshire District Council. Tel: 01748 829100. For Council Tax purposes the property is banded F.

### Viewings

Strictly by appointment with the Selling Agents GSC Grays. Telephone 01748 829217

### Additional Services

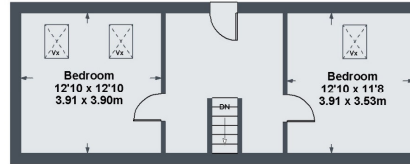
#### Valuations & Surveys

If you are looking to purchase a property, GSC Grays are able to offer a full range of valuation and survey reports in accordance with the guidelines of the Royal Institution of Chartered Surveyors (RICS). We offer a full range of products within the RICS Home Surveys family, i.e. The Homebuyer Report (HBR) and Building Survey. Please contact our Valuation & Survey Team on 01677 422400 for further information.

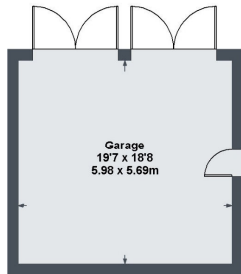


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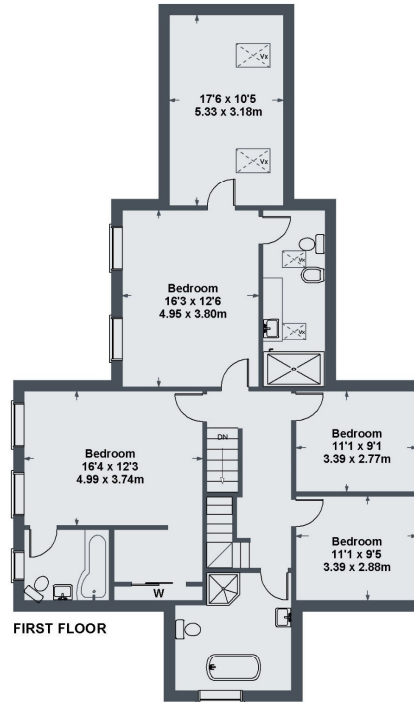
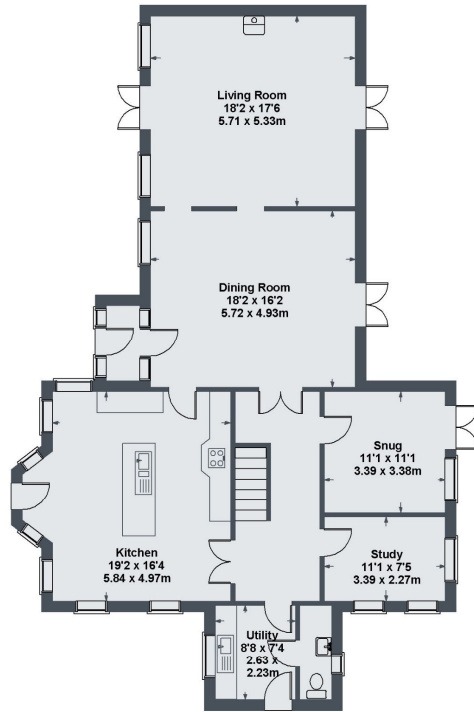
Approximate Gross Internal Area  
3,244 sq ft - 301 sq m  
(excluding garage)



SECOND FLOOR



GROUND FLOOR



FIRST FLOOR

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. 2017



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>77</b>	<b>80</b>

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>78</b>	<b>80</b>

### DISCLAIMER NOTICE:

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5. Nothing in these particulars shall be deemed to be a statement that the property is in good condition / repair or otherwise, nor that any services or facilities are in good working order.

Please discuss with us any aspects that are important to you prior to travelling to the view the property.

Particulars written: AUGUST 2017

Photographs taken: AUGUST 2017