



18 Green Howards Drive, Richmond, DL10 4NT  
**Asking price £464,950**





# 18 Green Howards Drive, Richmond, DL10 4NT

**SUPERB LIVING SPACE:** 196sqm/2110sqft (Up to) 6 DOUBLE Bedroom Detached Home: Fabulous 7.79m/25'6" 'integrated' Kitchen/Dining Room - great entertaining space, deep Sitting Room with wood-stove & 6 versatile Double Bedrooms (Space for HOME-OFFICE, TEENAGERS, GUESTS &/or HOBBIES). 'House' Bath/Shower Room, second Shower Room & En Suite. Attractive Stone build with 'B' EPC Energy Rating (Solar System & Gas Central Heating, Under-floor heating in Bathrooms & UPVC Double Glazing). Enclosed Gardens, Detached Garage & Parking. **AMAZING HOME - Very Highly Recommended.**

**NB:** There's more enough Living-space but should you want more – There is **PLANNING PERMISSION** for Sun Room Extension to the Rear - Ref: 18/00451/FULL.

The new A1(M) Motorway brings the Harrogate, York & Leeds 'Golden Triangle' even closer & the forthcoming **DESIGNER OUTLET VILLAGE** at Scotch Corner (to include a wide range of high-end retailers, cafés & restaurants) will be a huge attraction. Historic Richmond is a stimulating & diverse market town on the edge of The Yorkshire Dales National Park offering a variety of activities & superb scenery. The Rough Guide to Britain describes it as "an absolute gem". A1/A66 & Scotch Corner about 4.5 miles, Harrogate 37, Newcastle 47, York 48 & Mainline rail station 13 miles - LONDON Kings Cross: 2 hours 20 minutes.

## RECEPTION HALL

Oak flooring, staircase to first floor, telephone point, down-lighting & radiator.

## WASHROOM/WC

Washbasin & WC, tile flooring, down-lighting & radiator.

## STUDY 3.66 x 2.14 (12'0" x 7'0")

Oak flooring, telephone point, down-lighting & radiator. UPVC double glazed window to front.

## KITCHEN/DINING ROOM 7.79 x 3.71 max (25'6" x 12'2" max)

Beautifully finished with a range of soft-close wall & floor units with Granite worktops & inset sink. Integrated Bosch appliances (5-ring gas hob with glazed & stainless steel extractor over, 'eye-level' electric double oven/grill, fridge, freezer, dishwasher & microwave. Tile flooring, TV & telephone points, down-lighting & 2 radiators. UPVC double glazed window to front & UPVC double glazed patio doors with side screens to outside.

## UTILITY 2.08 x 1.75 (6'9" x 5'8")

Matching wall & floor units with worktop, sink & plumbing for washing machine. Tile flooring, down-lighting, Potterton gas boiler & radiator. Door to outside.

## SITTING ROOM 5.54 x 3.66 (18'2" x 12'0")

A lovely tranquil room with Oak flooring, wood-stove with Oak mantle, Home-hub connectivity point & 2 radiators. UPVC double glazed window to rear.

## FIRST FLOOR LANDING

Built-in airing cupboard, radiator & UPVC double glazed window to front. Staircase to second floor.

## BEDROOM 1. 3.83 x 3.53 (12'6" x 11'6")

TV & telephone points, radiator & UPVC double glazed window to rear.

## EN SUITE 3.51 x 1.19 (11'6" x 3'10")

Under-floor heating with full-width shower cubicle, inset washbasin & WC. Display ledge, down-lighting & Chrome towel radiator.

## BEDROOM 2. 4.63 x 2.98 min (15'2" x 9'9" min)

TV & telephone points, radiator & UPVC double glazed window to rear.

## BEDROOM 3. 3.66 x 3.10 (12'0" x 10'2")

TV & telephone points, radiator & UPVC double glazed window to front.

## BEDROOM 4. 3.51 x 2.60 (11'6" x 8'6")

TV point, radiator & UPVC double glazed window to front.

## 'House' BATH/SHOWER ROOM 2.69 x 2.45 max

Under-floor heating with panelled bath, separate shower cubicle, inset washbasin & WC. Display ledge, down-lighting, Chrome towel radiator & UPVC double glazed window to rear.

## SECOND FLOOR LANDING

## BEDROOM 5. 4.98 max x 4.02 (16'4" max x 13'2")

A large versatile room with TV & telephone points, 2 radiators & 2 double glazed Velux windows to front & rear with elevated views.

## BEDROOM 6. 4.99 x 3.51 (16'4" x 11'6")

Again a versatile room with TV point, 2 radiators & 2 double glazed Velux windows to front & rear with elevated views.

## SHOWER ROOM 2.65 x 1.28 max (8'8" x 4'2" max)

Under-floor heating with shower cubicle, inset washbasin & WC. Display ledge, down-lighting & Chrome towel radiator. Double glazed Velux window to rear.

## OUTSIDE FRONT

Rockery garden, tucked-away bin area, outside light point & cold water tap. 2 'either-side' gates to Rear Garden & 2-car brick-paved drive to:

## DETACHED GARAGE 5.95 x 4.95 (19'6" x 16'2")

Electric up & over door, strip-lighting & power.

## SIDE & REAR GARDENS

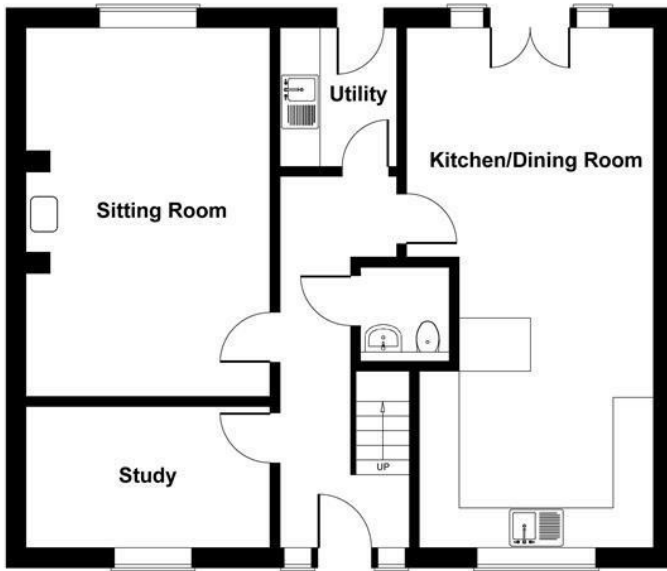
Front Gates to either side lead to an attractive lawn garden (Morning & afternoon/evening sun) with flagged pathways & patio with outside light point & cold water tap. Feature natural stone rockery-wall to further lawn with shale border & shrubs, beyond which is an impressive feature rock back-drop.

## NOTES

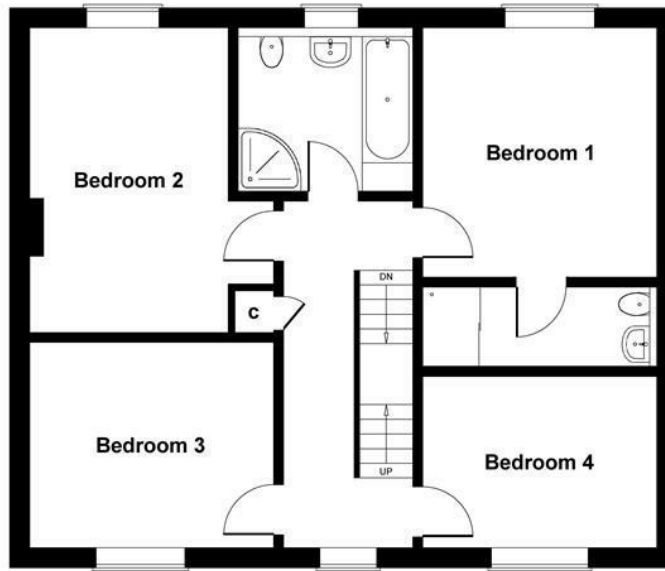
- (1) There is **PLANNING PERMISSION** Ref: 18/00451/FULL for a Sun Room Extension to the Rear.
- (2) Solar System
- (3) EPC Rating: B
- (4) Council Tax Band: F



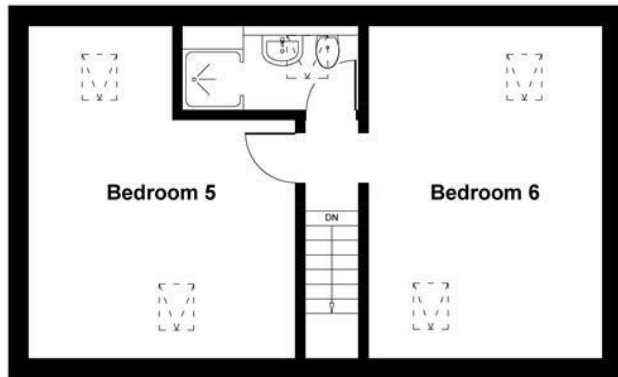
**ASKING PRICE £464,950**



GROUND FLOOR



FIRST FLOOR



SECOND 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. 2019

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>	<b>91</b>	<b>91</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		

**England & Wales**

EU Directive  
2002/91/EC



## Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>	<b>91</b>	<b>91</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		

**England & Wales**

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