



2 CASTLEFIELDS CLOSE  
Richmond





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# 2 CASTLEFIELDS CLOSE

Richmond, DL10 4US

A substantial, stone-built home in a modern cul-de-sac on the edge of the popular market town of Richmond.

## ACCOMMODATION

Immaculately-presented and tastefully decorated throughout, the property enjoys an elevated position and super views over Richmond and beyond.

The accommodation has a lovely flow with quality fixtures and fittings including a substantial L-shaped contemporary kitchen to the rear. There are two reception rooms and four good-sized double bedrooms, the principal benefitting from a dressing area, with fitted wardrobes and private en-suite shower room.

There are beautifully landscaped gardens, with various seating areas, including a spacious patio, perfect for entertaining, as well as private parking and a double garage.

The property would suit a variety of purchasers looking for a modern home which is ready to move into.



**GSC GRAYS**

PROPERTY • ESTATES • LAND

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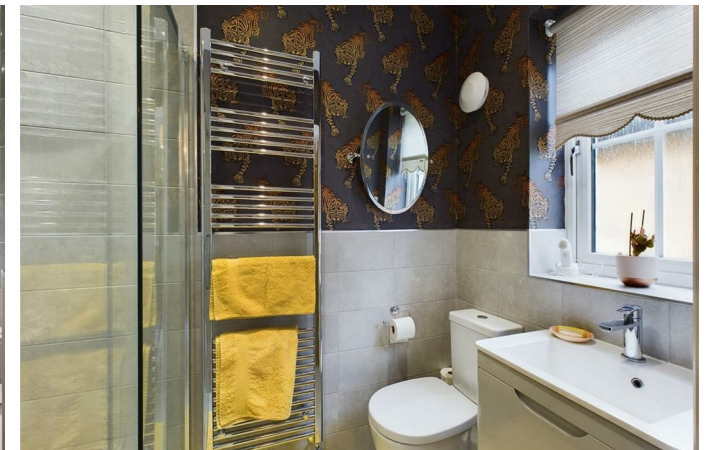


## Situation and Amenities

Situated on the edge of the Georgian market town of Richmond, yet within walking distance of the variety amenities available. The town has a variety of independent and national shops, cafes, restaurants, pubs, butchers, bakeries and amenities. This property occupies an elevated position and is an ideal base from which to explore both retail opportunities and outdoor activities, including being close by to Richmond Golf Course and the historic Richmond Racecourse.

There is a traditional weekly market in the town centre, a library, swimming pool, gym and cinema which is located at The Station: a restored Victorian railway station, which also features a restaurant, gallery and artisan food producers. Finally, there is also the Georgian Theatre Royal, primary and secondary schools.

The town is well positioned for access to the A66 and A1 (M), as well as mainline stations in both Northallerton and Darlington.







### Accommodation: Ground Floor

The entrance hall provides access to the ground floor living accommodation and W.C, with a staircase leading up to the first floor, with Karndean herringbone flooring leading through into the living kitchen.

The living kitchen has quality, light grey units with quartz worktops, breakfast bar, ample space for either seating area or a dining table and various integrated appliances including a double oven and warming drawer, induction hob, dishwasher and a full-size fridge and freezer. Two sets of bi-fold doors open out to the gardens. The utility has matching light grey units along with an additional sink, space for white goods and a further door leading out to the rear.

There is a good-sized sitting room and separate dining room with windows overlooking the front gardens.





### First Floor

The landing provides access to four double bedrooms and house bathroom, as well as an airing cupboard and loft with ladder and light. The spacious principal bedroom overlooks the rear garden and has built-in storage and a contemporary en-suite shower room. There are three further doubles and a modern house bathroom which has a bath with shower above, vanity basin, W.C and heated towel rail.

### Gardens

The property is approached by a pathway through the front garden, with lawns to either side and stone-walled boundaries.

The rear garden has fenced and stone-walled boundaries, a substantial patio seating area and lawns, as well as an additional seating area tucked behind the garage. The garden is beautifully-maintained with various flower beds, a contemporary water feature and a west facing aspect. There is also a small side garden.

### Garage and Parking

There is a detached double garage with light and power connected. There is also a pedestrian door leading into the garden. The driveway provides parking for two vehicles.

### Services and Other Information

The property is served by gas central heating. Mains water, drainage and electric connected.

### Viewings

Strictly by appointment with GSC Grays. Telephone: 01748 829 217.

### Tenure

The property is believed to be offered freehold with vacant possession on completion.

### Local Authority

North Yorkshire Council. Council tax band F.

### Particulars and Photographs

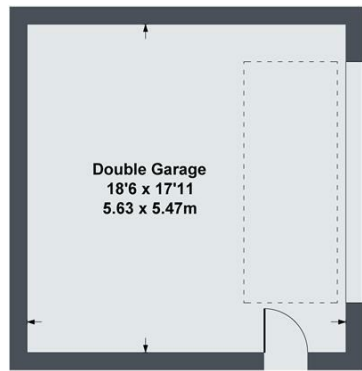
Particulars prepared March 2024.

Photographs taken March 2024.

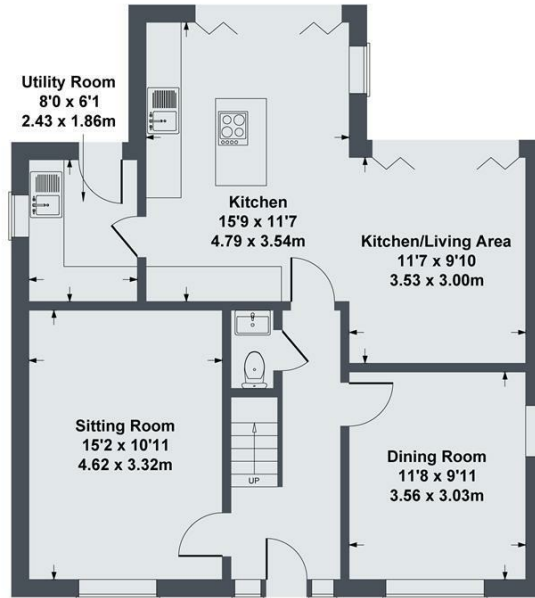
## 2 Castlefields Close

Approximate Gross Internal Area

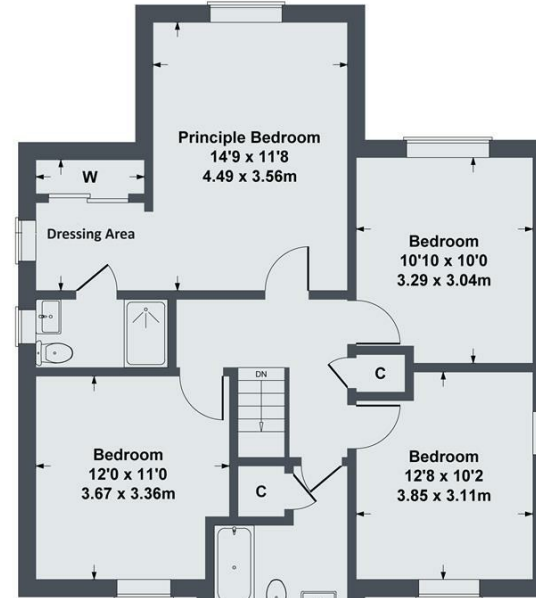
1851 sq ft - 172 sq m



Garage



GROUND FLOOR



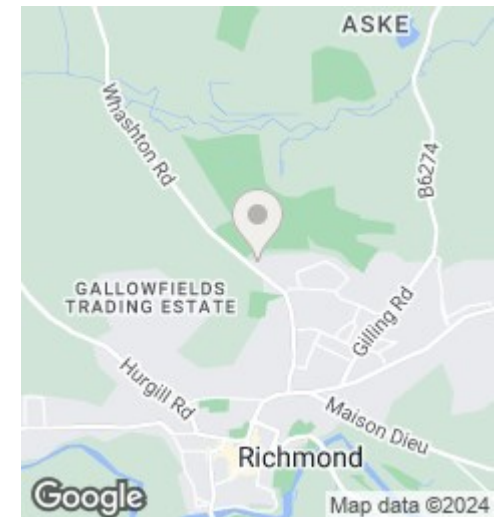
FIRST FLOOR

### 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. 2024

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>93</b>
(81-91) <b>B</b>	<b>85</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	



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