

THE CROFT 29 REETH ROAD  
Richmond



**GSC GRAYS**

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# THE CROFT 29 REETH ROAD

Richmond, North Yorkshire, DL10 4EH

A detached, spacious bungalow situated in a substantial plot, just under a quarter of an acre.

## ACCOMMODATION

The Croft is a spacious and well-renovated property occupying a superb position, only a short walk from the market square in Richmond, yet set back from the road by a substantial south-facing garden.

The property has been improved by the current vendors, including a full re-wire, plumbing, damp-proof course and rear extension to create well-proportioned living accommodation that would suit a wide variety of purchasers looking to move to this highly-regarded area.



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5&6 Bailey Court Colburn Business Park, Richmond, North Yorkshire, DL9 4QL

01748 829217

[agency@gscgrays.co.uk](mailto:agency@gscgrays.co.uk)

[GSCGRAYS.CO.UK](http://GSCGRAYS.CO.UK)

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## Situation and Amenities

Situated in Richmond town centre within walking distance of shops, restaurants and amenities. Occupying an elevated position, this is an ideal base from which to explore both retail opportunities and outdoor activities. 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.





### Accommodation Comprises:

The entrance hall provides access to the living accommodation, bedrooms and cloakroom. There is a spacious sitting room with a log-burning stove, dual aspect and sliding patio doors leading out to the front garden. The dining kitchen has white gloss units with integrated appliances, solid wooden worktops and ample space for a table as well as windows overlooking the rear garden, a sun-light and patio doors out to the rear. The utility provides access to the front and rear garden and has plumbing for white goods.

There are three double bedrooms, including a particularly spacious principal bedroom with views over the front garden and fitted wardrobes. The second bedroom benefits from a fitted cupboard. The third double bedroom has a feature stained glass window to the kitchen and an additional window to the side. The house bathroom has a contemporary suite with a large, walk-in shower, panelled bath, vanity basin and w.c.



### Externally

The property is situated in a plot extending to approximately 0.23 acres, approached by wrought-iron gates opening onto a substantial gravelled parking area large enough for several vehicles. A pathway leads up to the main front garden which is tiered with lawns, various flower beds and a south-west facing patio seating area. Steps lead up to the front door and there is side access to the rear garden.

The rear garden has several flower beds, an area of lawn, a greenhouse, ornamental pond and seating areas. There are also a number of timber sheds and storage.

### 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 D.

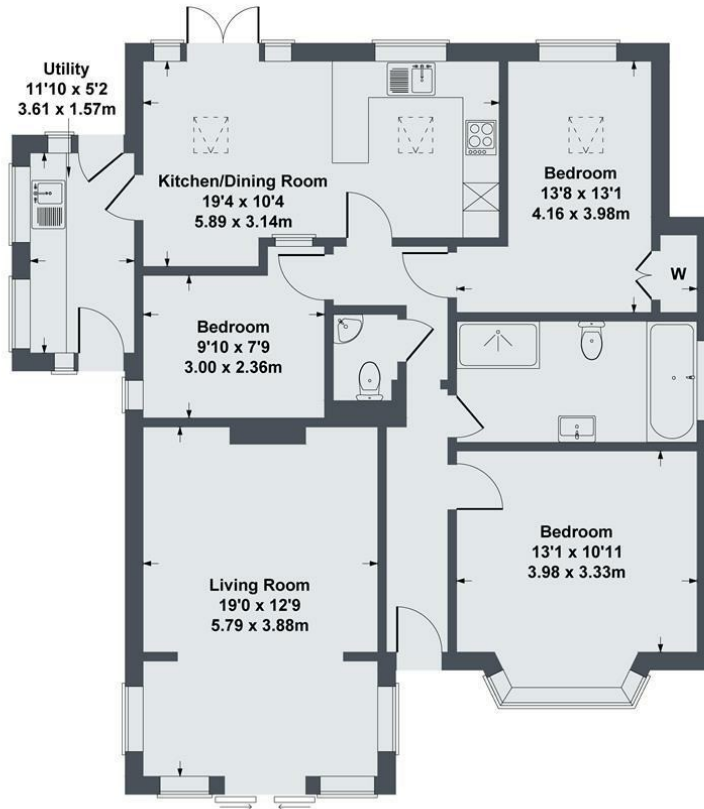
### Particulars and Photographs

Particulars prepared January 2024.

Photographs taken January 2024.

# The Croft, 29 Reeth Road, Richmond

Approximate Gross Internal Area  
1109 sq ft - 103 sq m

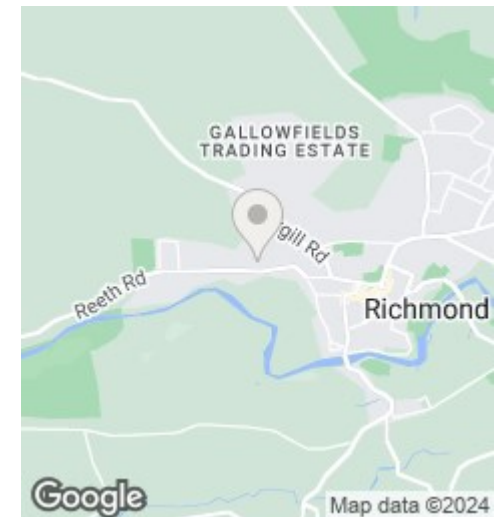


SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

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>82</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>65</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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6. Please discuss with us any aspects that are important to you prior to travelling to the view the property.