



53 ST. NICHOLAS DRIVE
Richmond



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53 ST. NICHOLAS DRIVE

Richmond, DL10 7DY

An attractive, detached property situated in a highly-regarded location, close to amenities and local schools.

ACCOMMODATION

This family home offers spacious accommodation, in need of modernisation yet with the benefit for a new purchaser to create a tailor made home.

The property has a large sitting room, separate dining room, breakfast kitchen and conservatory with the potential to incorporate the dining room and breakfast kitchen if desired, suitable for modern living. There are four bedrooms to the first floor, including three doubles and a principal en-suite.

Set back from the road, the house enjoys front and rear gardens and benefits private parking and an integral garage.



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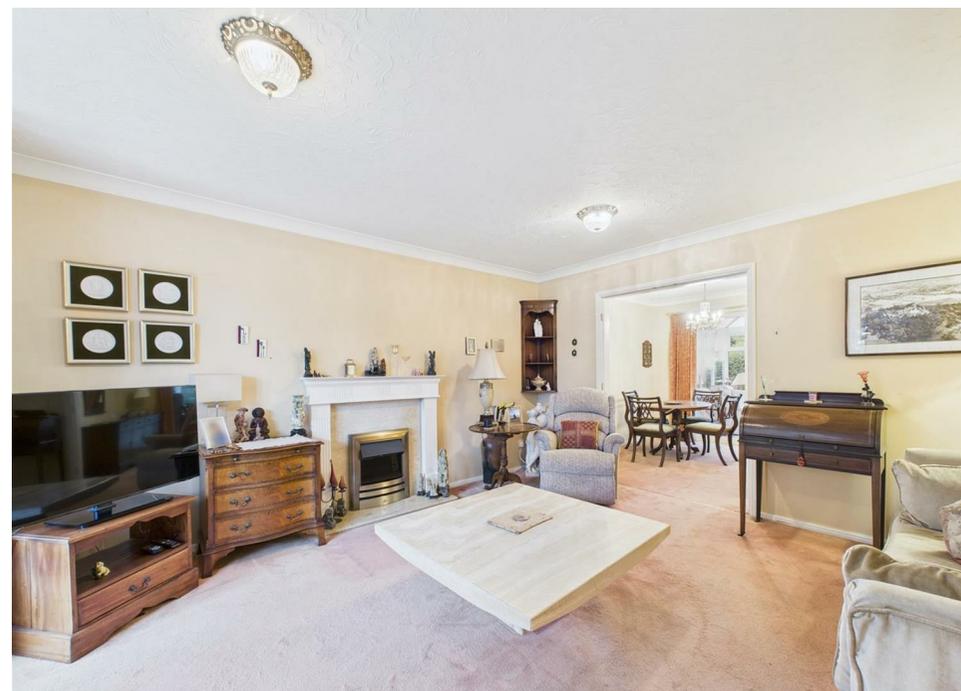
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Situation and Amenities

Richmond has a variety of amenities including independent and national shops, cafes, restaurants, pubs, butchers and bakeries. There is a traditional weekly market in the town centre, a library, swimming pool and gym. The Station is a restored Victorian railway station which also features a restaurant, gallery, cinema and artisan food producers. Finally, there is the Georgian Theatre Royal, primary and secondary schools, Richmond Golf Course and the historic Richmond Racecourse. There are also private schooling facilities available at Barnard Castle School (14 miles).

The town is well positioned for access to the A66 and A1 (M) (4.5 miles), as well as mainline stations at both Darlington (13 miles) and Northallerton (17 miles)





Accommodation

The front door leads into an entrance hall with stairs to the first floor and a door to the sitting room, which benefits from coving detail, a gas feature fireplace and a bay window.

An opening leads through to the formal dining room, which gives access to the conservatory overlooking the rear gardens, and there is a door to the breakfast kitchen.

The breakfast kitchen has wood-fronted units with space for white goods and a window overlooking the rear garden.

There is access into the integral garage, a useful under-stairs storage cupboard and a separate utility, which has fitted units and additional space for free-standing white goods. There is also a ground floor W.C.



To the first floor, there is a good-sized landing which leads to the four bedrooms and house bathroom.

The principal bedroom is a good-sized double with built-in wardrobes, a window overlooking the front garden and an en suite shower room, which has been fitted with a step-in shower, wash hand basin and w.c.

There are three further bedrooms, two of which benefit from fitted wardrobes.

The house bathroom has a panelled bath with shower above, basin and w.c.

Gardens and Grounds

The property is approached by a private drive with parking for two vehicles, leading up to the integral garage. The front garden is laid to lawn and has a range of mature trees and plants, creating privacy. There is a pathway up to the front door and a gate providing side access.

The rear garden is mainly laid to lawn with a variety of mature shrubs and plants and benefits from a substantial patio seating area. There is also a timber shed and walled and fenced boundaries.

Owner's Insight

The owner feels one of the main selling points of the property is that it is within the catchment area for good local schools. It is also very accessible for those that commute.

Services

Gas central heating. Mains gas, water, electric and drainage connected.

Tenure

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

Local Authority

North Yorkshire Council. Council tax band E.

Viewings

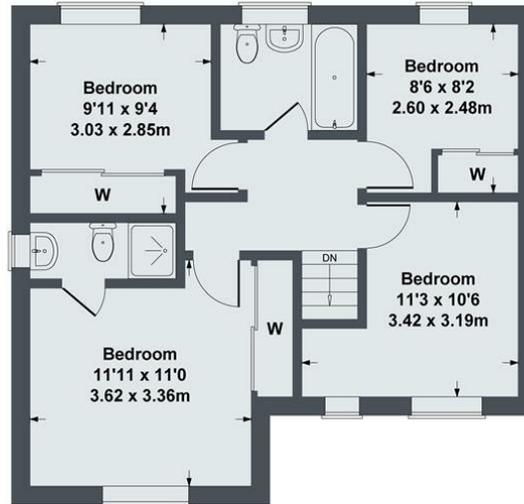
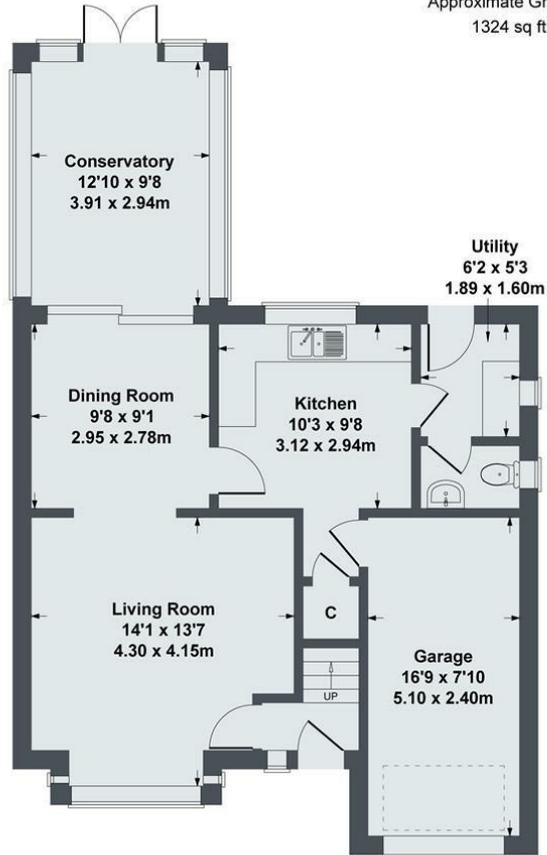
Strictly by appointment with GSC Grays. Telephone: 01748 829 217.

Particulars and Photographs

Particulars prepared and photographs taken October 2025.

53 St Nicholas Drive, Richmond

Approximate Gross Internal Area
1324 sq ft - 123 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. 2025

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	67	75
	EU Directive 2002/91/EC	



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