

Newholme Tunstall, Richmond, DL10 7QJ

**£309,995**

marcus alderson estate agents

Marcus Alderson
7 King Street, Richmond, North Yorkshire, DL10 4HP
Tel: 01748 822711
Email: info@marcusalderson.co.uk
Website: www.marcusalderson.co.uk

# Newholme Tunstall, Richmond, DL10 7QJ

Generous sized three bedroomed detached bungalow set in a tranquil setting in the village of Tunstall, Richmond. Benefitting from Solar panels and in need of modernisation and offered for sale with no onward chain. Early viewing is strongly advised.

## HALL
A UPVC double glazed door leads into the hallway which has a central heating radiator and two wall lights, doors lead into the lounge, bedroom 2, bedroom 3 and the family bathroom.

## LOUNGE 6.15 x 3.03 (20'2" x 9'11" )
Two double glazed bay windows to the front, stove with tiled hearth, two central heating radiators and doors leading into bedroom 1 and the kitchen / dining room.

## KITCHEN / DINING ROOM 4.89 x 3.91 (16'0" x 12'9" )
With a range of wall, base and drawer units with worktops, one and a half bowl stainless steel sink unit, electric cooker point, Worcester oil central heating boiler, plumbing for a washing machine, cupboard housing the water tank, double glazed window to the rear and a double glazed door leading out to the rear garden.

## BEDROOM 1. 7.40 x 2.91 (24'3" x 9'6")
A generous sized dual aspect room with a central heating radiator, wall light and coving.

## BEDROOM 2. 3.89 x 2.87 (12'9" x 9'4")
With a double glazed window, central heating radiator and built in wardrobes with over the bed storage cupboards.

## BEDROOM 3. 3.71 (into bay ) x 2.88 (12'2" (into bay ) x 9'5")
With a double glazed bay window to the front and a central heating radiator.

## 'BATHROOM' 2.07 x 1.75 (6'9" x 5'8")
Shower cubicle, wash hand basin with a vanity storage cupboard beneath, w.c, central heating radiator, towel radiator, extractor fan and two double glazed windows to the rear.

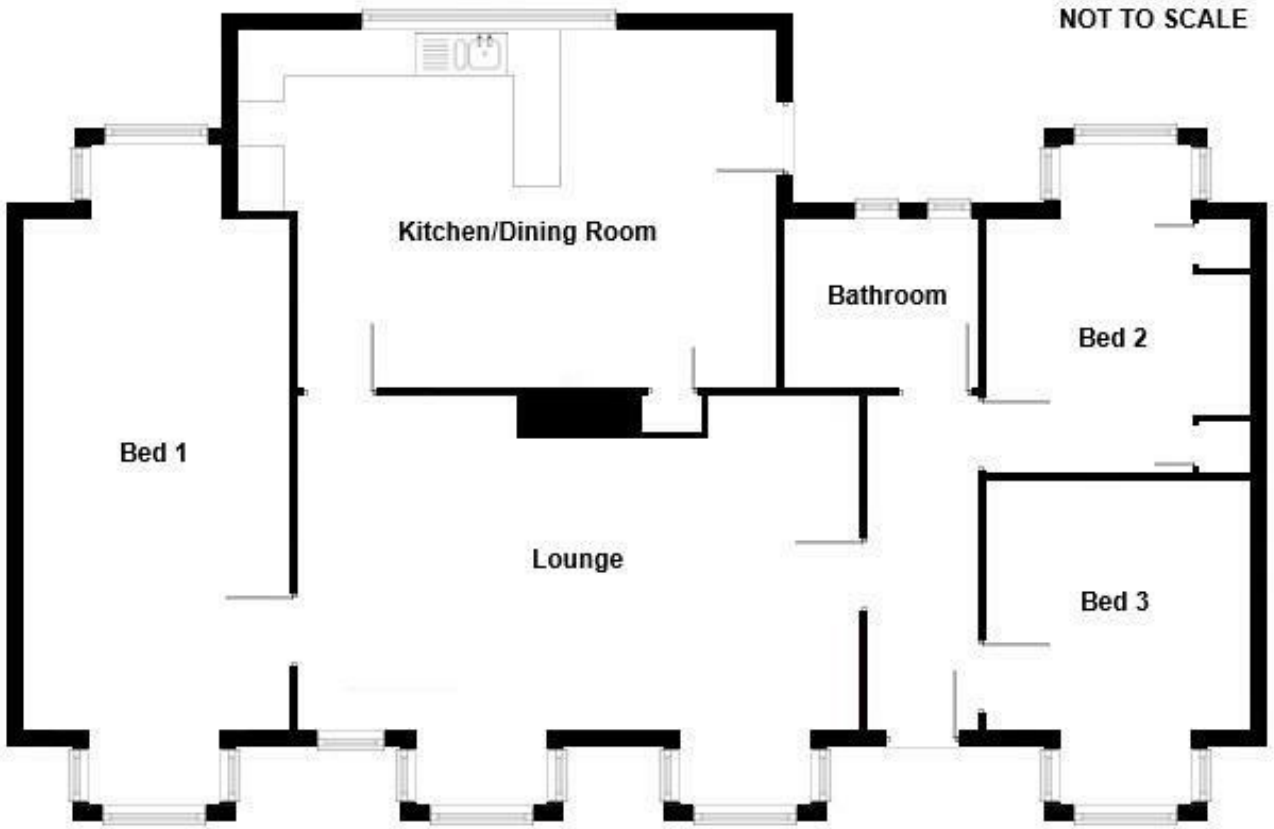
## EXTERNALLY
The property sits in an elevated position with stepped access to a lawned garden to the front, pathways at either side of the property lead to the rear garden.
To the rear there is an enclosed lawned garden.

## NOTES
* FREEHOILD
* COUNCIL TAX BAND D
* OIL CENTRAL HEATING
*'ALL SERVICES / APPLIANCES HAVE NOT AND WILL NOT BE TESTED





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## Energy Efficiency Rating

| | Current | Potential |
|---|---|---|
| *Very energy efficient - lower running costs* | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | 73 |
| (55-68) D | 64 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| *Not energy efficient - higher running costs* | | |
| **England & Wales** | EU Directive 2002/91/EC | |

## Environmental Impact ($CO_2$) Rating

| | Current | Potential |
|---|---|---|
| *Very environmentally friendly - lower CO2 emissions* | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| *Not environmentally friendly - higher CO2 emissions* | | |
| **England & Wales** | EU Directive 2002/91/EC | |







