





PERCIVAL COTTAGE

32A GILLING ROAD, RICHMOND, DL10 5AA

£260,000

FREEHOLD

FOR SALE VIA OUR PARTNER AGENTS AUCTION HOUSE NORTH YORKSHIRE AND TEES VALLEY VIA MODERN METHOD OF AUCTION. A Deceptively Spacious Modern Semi Detached Family House set over three floors conveniently located for Richmond schools. Entrance Hall, Lounge, Kitchen/Dining Room, Utility Room, Cloakroom/WC, 3 Bedrooms, En-Suite Shower Room/WC, Family Bathroom/WC, Integral Garage and Parking to the rear. Small Front Garden, Gas Fired Central Heating, Double Glazing. Council Tax Band D. EER B82. NO ONWARD CHAIN.

NORMAN F.BROWN

Est. 1967

PERCIVAL COTTAGE

• DECEPTIVELY SPACIOUS • MODERN • 3 BEDROOMS • INTEGRAL GARAGE AND PARKING TO THE REAR • HANDY FOR SCHOOLS • GAS CENTRAL HEATING • DOUBLE GLAZING • NO ONWARD CHAIN





DESCRIPTION

FOR SALE VIA OUR PARTNER AGENTS AUCTION HOUSE NORTH YORKSHIRE AND TEES VALLEY VIA MODERN METHOD OF AUCTION. A Deceptively Spacious Modern Semi Detached Family House set over three floors conveniently located for Richmond schools. Entrance Hall, Lounge, Kitchen/Dining Room, Utility Room, Cloakroom/WC, 3 Bedrooms, En-Suite Shower Room/WC, Family Bathroom/WC, Integral Garage and Parking to the rear. Small Front Garden, Gas Fired Central Heating, Double Glazing. Council Tax Band D. EER B82. NO ONWARD CHAIN.

FIRST FLOOR ENTRANCE HALL

(ACCESSED FROM GILLING ROAD). Oak effect laminate floor, radiator. Entrance door to front. Double glazed window to front on stairwell. Doors to Lounge, Bedroom 3 and Bathroom. Staircase to Ground Floor and Second Floor.

LOUNGE

Two radiators. Double glazed window to front. Double glazed bay window to rear. Door to Entrance Hall.

BEDROOM 3

Radiator. Double glazed bay window to rear. Door to Entrance Hall.

FAMILY BATHROOM/WC

Ceramic tiled floor, fully tiled walls, pedestal wash hand basin, panelled shower bath with curved glass screen, extractor fan, low level WC, chrome heated towel ladder. Door to Entrance Hall.

GROUND FLOOR INNER HALLWAY

Ceramic tiled floor, understairs storage cupboard, radiator. Doors to Utility Room and Kitchen/Dining Room.

UTILITY ROOM

Ceramic tiled floor, tiled walls, stainless steel single drainer sink unit with mixer tap, cream cupboards with chrome handles, brown mottled laminate work surface, extractor fan, plumbing for washing machine, radiator. Doors to Cloakroom/WC and Inner Hallway.

CLOAKROOM/WC

Ceramic tiled floor, tiled surrounds, pedestal wash hand basin, low level WC, radiator, extractor fan. Door to Utility Room.

KITCHEN/DINING ROOM

Ceramic tiled floor, tiled surrounds, stainless steel one and a half bowl sink unit with chrome mixer tap, cream cupboards and drawers with chrome handles, built in dishwasher, fridge/freezer space, stainless steel CUISINE MASTER range cooker with double ovens, separate grill compartment, five ring gas hob with metal griddle and extractor hood over with halogens, ceiling inset LED spotlights, two radiators, television point. Double glazed patio doors to rear. Doors to Garage and Inner hallway.

GARAGE

(This is underneath 32B Gilling Road and therefore there is a Flying Freehold). Power connected, up and over door, wall mounted gas fired Worcester boiler. Double doors to Store Room. Door to Kitchen/Dining Room.

STORE ROOM

Double doors to Garage. (This is underneath 32B Gilling Road and therefore there is a Flying Freehold).

SECOND FLOOR LANDING

Double glazed velux window. Doors to Bedroom 1 and Bedroom 2.

BEDROOM 1

Radiator, LED ceiling light fitting, access to loft space, built in cupboards under the eaves, built in wardrobe with sliding mirror doors. Double glazed Velux windows to rear. Double glazed window to side. Folding door to En-Suite Shower Room. Door to Landing.

EN-SUITE SHOWER ROOM

Ceramic tiled floor, fully tiled walls, wash hand basin in vanity unit with brown wood grain effect cupboards below, shower cubicle extractor fan, low level WC, heated towel ladder, ceiling light tube. Folding door to Bedroom 1.

BEDROOM 2

Radiator. Double glazed Velux window. Door to Landing.

OUTSIDE

TO THE FRONT

Small gravelled enclosure with stone walls and garden gate, outside courtesy light, gas and electric meter boxes.

TO THE SIDE

shared driveway leading to:

TO THE REAR

Outside courtesy light, stone paving, blocked paved parking bay,

TO THE REAR

MODERN METHOD OF AUCTION PROCESS

Alternative (Modern) method of Auction meaning - At the fall of the gavel or acceptance of an offer by the Seller, the Buyer will enter an exclusivity agreement with the seller. The buyer shall pay a non-refundable exclusivity fee to the value of 3.6% inc VAT of the sales price or £6,000 Inc VAT whichever is the greater. This symbolises the

start of an exclusivity period of sale which will require an exchange of contracts to take place within 28 days of the buyer's solicitor receiving the contract pack. Completion of the sale must then take place within a further 28 days of the date of exchange of contracts. Full details and terms of exclusivity can be obtained from Auction House North Yorkshire and Tees Valley

GENERAL INFORMATION

Viewing - By appointment with Norman F. Brown.

Tenure - Freehold. The title register is NYK 431006.

Local Authorities - North Yorkshire Council – Tel: 0300 1312131 www.northyorks.gov.uk

Property Reference – 17636670

Particulars Prepared – July 2025.

IMPORTANT NOTICE

These particulars have been produced in good faith to give an overall view of the property. If any points are particularly relevant to your interest, please ask for further information or verification, particularly if you are considering travelling some distance to view the property.

All interested parties should note:

i. The particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute an offer or contract or any part thereof.

ii. All measurements, areas or distances are given only as a guide and should not be relied upon as fact.

iii. The exterior photograph(s) may have been taken from a vantage point other than the front street level. It should not be assumed that any contents/furnishings/furniture etc. are included in the sale nor that the property remains as displayed in the photographs.

iv. Services or any appliances referred to have not been tested and cannot be verified as being in working order. Prospective buyers should obtain their own verification.

FREE MARKET APPRAISAL

We will be pleased to provide an unbiased and professional market appraisal of your property without obligation, if you are thinking of selling.

SURVEY & VALUATION

A range of valuation/survey services is available for all property transactions including sale, purchase, mortgage, probate etc.

FREE IMPARTIAL MORTGAGE ADVICE

CALL TODAY TO ARRANGE YOUR APPOINTMENT

Our qualified mortgage and financial advisor will be pleased to advise you on the wide range of mortgages available from all of the mortgage lenders without charge or obligation.

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT

A life assurance policy may be required. Written quotation available upon request.

AML POLICY

AML Policy (When an offer is accepted):

In accordance with The Money Laundering Regulations 2017, we are required by law to:

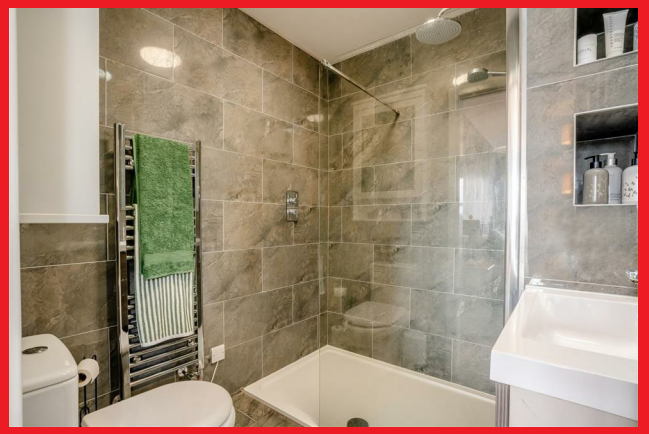
- Verify the identity of all buyers
- Check the Politically Exposed Persons and
- Check the Sanctions registers.
- Verify proof of and source of funds for the purchase - What form that takes depends on your position, but we ultimately need you to provide to us (in the office or via email) evidence of the funding you have in place for the purchase price. That may include proof of deposit, an Agreement in Principle from a lender or if you are a cash buyer, a Bank Statement.

The cost of the Identity verification, PEP & Sanctions register checks are £15 for one person and £25 for two people. We will send you a link to the Guild 365 app (which you will need to download) to complete this.

PERCIVAL COTTAGE








CHEMIN DE FER DE PARIS A ORLEANS
ETAPE DE CIRCUIT







PERCIVAL COTTAGE

ADDITIONAL INFORMATION

Local Authority – North Yorkshire Council

Council Tax – Band D

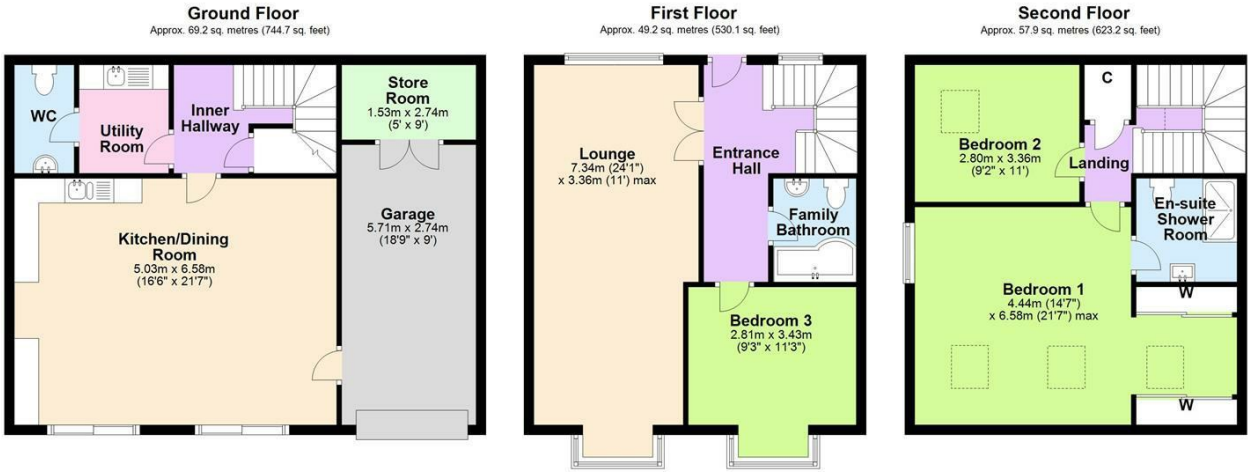
Viewings – By Appointment Only

Floor Area – 1898.00 sq ft

Tenure – Freehold

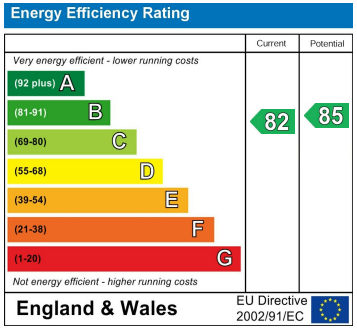






Total area: approx. 176.3 sq. metres (1898.0 sq. feet)





Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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NORMAN F.BROWN
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