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5 The Manor

West Layton, Richmond, DL11 7PP

£275,000

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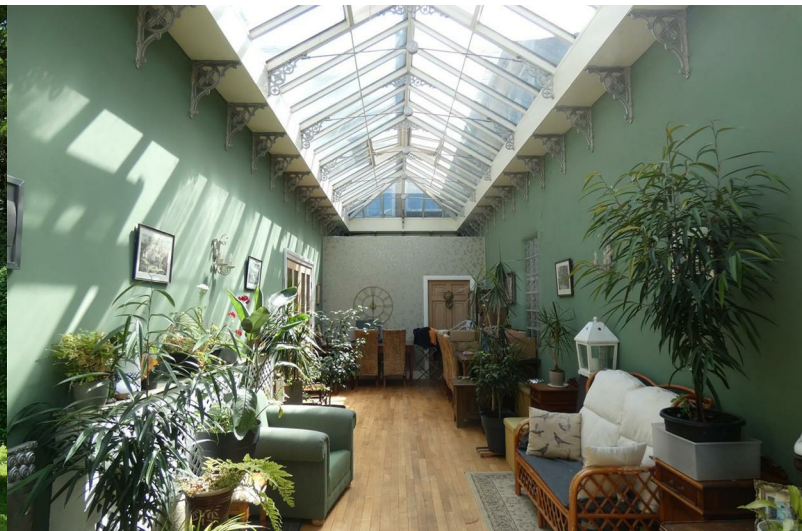

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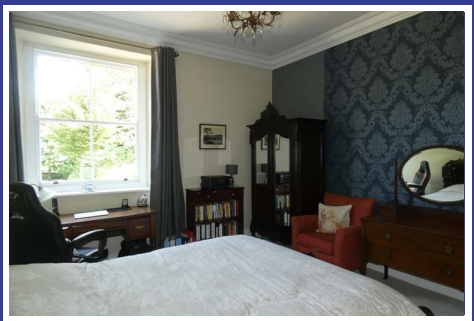


ENTRANCE HALL – ORANGERY – LIVING ROOM – BEDROOM – STUDY – KITCHEN – SHOWER ROOM/WC - GARDENS

OIL CENTRAL HEATING
SEPTIC TANK DRAINAGE

ENTRANCE HALL:
With double entrance doors, open storage area and glazed door to….

THE ORANGERY:
34' x 10'10" (10.36m x 3.30m)
A superb open fully glazed "Orangery" offering extensive sitting and dining accommodation with double doors to….

LIVING ROOM:
15'2" x 13'11" (4.62m x 4.24m)
Providing a good-size comfortable living room with stone surround open-grate fireplace and french doors to the front.

KITCHEN:
15'4" x 14' (4.67m x 4.27m)
Fitted with range of quality units in light finish with worksurfaces, double-bowl belfast sink, built-in dishwasher, fridge, freezer, inset "Rangemaster" stove and breakfast area.

BEDROOM:
13'9" x 12'2" (4.19m x 3.71m)
A good-size double-bedroom with window to the front.

INNER HALL:
Part panelled.

SHOWER ROOM/WC:
9'8" x 6'7" (2.95m x 2.01m)
Well-fitted with large walk-in shower area, ornate pedestal wash-hand basin, WC and heated towel rail.

STUDY/OFFICE:
5' x 13'3" (1.52m x 4.04m)
A useful additional study area with open views to the side.

GARDENS:
Pathway to the side with well-stocked border.

Substantial gravelled courtyard to the front of the property opening to….

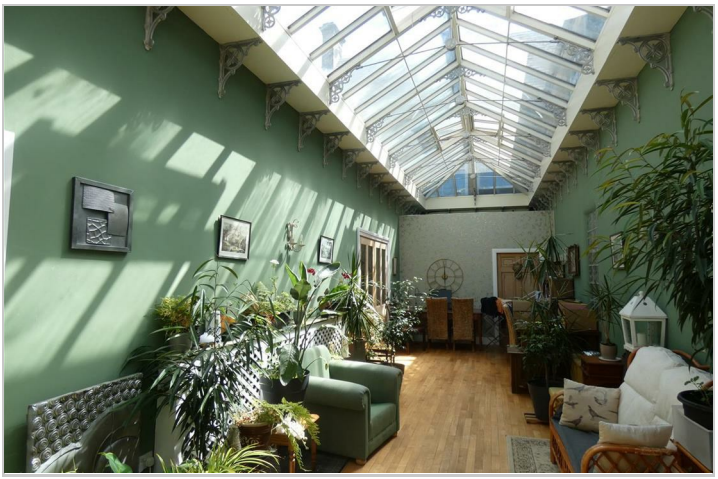
Extensive private lawned gardens stretching to the front with neat stone walling surrounds flanked by mature trees and well-stocked shrubbery borders.

FINER INFORMATION
- Tenure: Freehold
- Services: Mains electricity and water. New septic tank required.
- Broadband & Mobile: Broadband currently currently connected at the property via BT/EE with mobile coverage available via EE. Please check the Ofcom website for other suppliers available.
- Council Tax Band: D
- EPC Rating: E
- Heating: Oil Central Heating.
- Note: Shared access drive.
- Note: Tree Preservation Orders.

Tel: 01748 822 525









Road Map



Hybrid Map

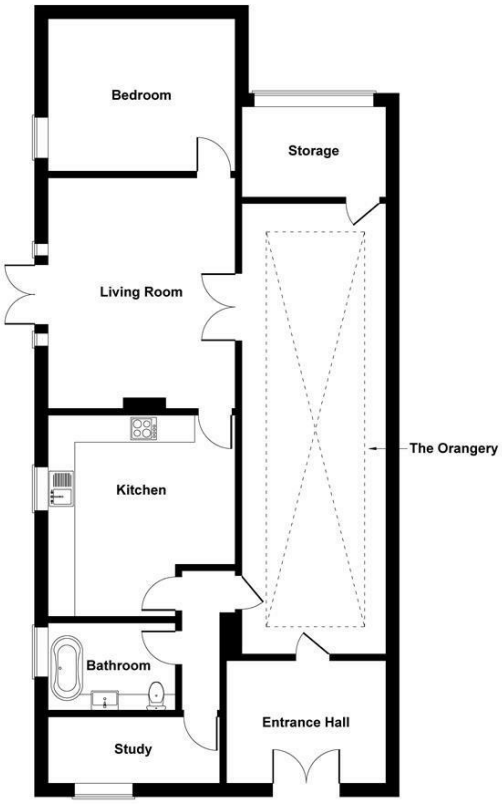


Terrain Map



Floor Plan

The Conservatory, 5 West Layton Manor, West Layton, DL11 7PP



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

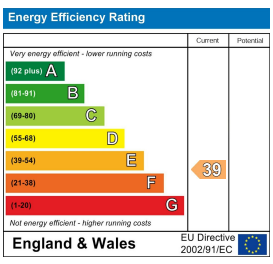
All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only.They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2026

Viewing

Please contact our Richmond Office on 01748 822 525 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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