



## 3 BOLTON AVENUE RICHMOND, NORTH YORKSHIRE, DL10 4BG

A WELL PRESENTED SEMI DETACHED BUNGALOW ENJOYING A QUIET ELEVATED CUL-DE-SAC LOCATION PROVIDING WONDERFUL VIEWS ACROSS RICHMOND AND BEYOND.

Entrance Hall, Lounge/Dining Room, Kitchen, 2 Bedrooms, Shower Room/WC, Garage, Driveway, Front and Rear Gardens, Gas Fired Central Heating, UPVC Double Glazing. EER D57. NO FORWARD CHAIN. Council Tax Band B.

Offers in the Region of £199,950







# 3 Bolton Avenue

Richmond, North Yorkshire, DL10 4BG

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The Accommodation comprises:

## **ENTRANCE HALL**

Access to boarded loft space with drop down hatch, pull down ladder and light. UPVC double glazed entrance door to side. Doors to Lounge/Dining Room, Bedroom 1, Bedroom 2 and Shower Room/WC.

## **LOUNGE/DINING ROOM**

5.18m x 4.05m (17' x 13'4") (maximum measurements). Radiator, wall lights, inset electric log effect fire with chrome surrounds. UPVC patio doors to front with vertical blinds. Doors to Kitchen and Hall.

## **KITCHEN**

2.46m x 2.38m (8'1" x 7'10"). Tiled surrounds, stainless steel one and a half bowl sink unit with mixer tap, brown pine laminate worktops, white gloss cupboards and drawers with under unit lighting, electric cooker point, plumbing for washing machine, extractor hood with light. UPVC double glazed window to front. UPVC double glazed door to side. Door to Lounge/Dining Room.



## **BEDROOM 1**

3.36m x 3m (11' x 9'10"). UPVC double glazed window to rear. Door to Hall. Built-in wardrobes, radiator, wall light.

## **BEDROOM 2**

2.43m x 2.38m (8' x 7'10"). UPVC double glazed window to rear. Door to Hall. Radiator.

## **SHOWER ROOM/WC**

Fully tiled walls, pedestal wash hand basin, low level WC, corner shower cubicle with Mira Go electric shower, radiator, extractor fan. UPVC double glazed window to side. Door to Hall.

## **OUTSIDE**

### **NEARBY SINGLE GARAGE**

### **DRIVEWAY**

### **FRONT GARDEN**

Steps leading to front door. Shrubs.

## REAR GARDEN

Steps leading up to patio area, flower bed, shrubs, timber shed.

### GENERAL INFORMATION

Viewing - By appointment with Norman F. Brown.

Tenure - We understand that the property is Freehold, although we have not verified this by sight of the Title Deeds.

Local Authorities - Richmondshire District Council -  
Tel: (01748) 829100.  
North Yorkshire County Council -  
Tel: (01609) 780780.

Property Reference –13557

Particulars Prepared – September 2021

### 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

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In accordance with Compliance with the Consumer Protection from Unfair Trading Regulations 2008, we declare that we routinely refer potential purchasers to L&C (London & Country Mortgages Ltd) for fee free mortgage advice. It is your decision whether you choose to deal with L&C. Should you decide to use L&C you should know that we would receive a referral fee of 25% of any payment they receive from lenders and insurers for the services they provide to you.

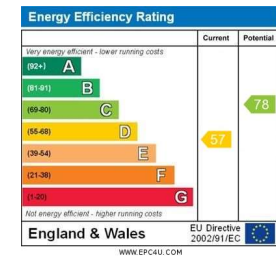
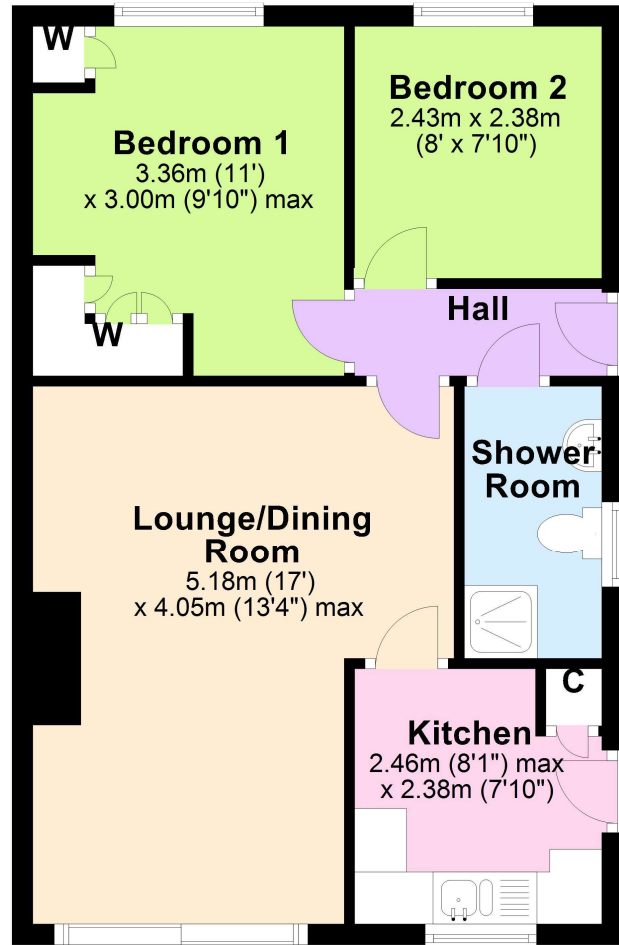
**YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT**

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





## Ground Floor



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