



“Wunderbar”, Washton

Offers in the region of £265,000

Centrally positioned in this highly desirable village, and with open countryside views to the front and rear, “Wunderbar” is a semi detached cottage which will certainly appeal to a range of buyers. The property features a large living room, two conservatories, a kitchen, a utility room, two double bedrooms and a shower room. There is driveway parking, a garage and a garden which borders open countryside. Being offered CHAIN FREE, an early inspection is strongly recommended.

Entrance Lobby - Living Room – Two Conservatories - Kitchen – Two Double Bedrooms – Utility Room - Shower Room – Garden – Garage – Driveway Parking.

21 Market Place, Richmond, North Yorkshire, DL10 4QG

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Entrance Lobby:

Accessed through a part glazed upvc door.

Living Room:

5.30m x 3.40m

A large, light filled room having a dual aspect with a set of sliding doors to the conservatory and a large upvc window to the front with far reaching views.



There is a radiator, a TV point and an open fire with surround.



Conservatory:

3.10m x 2.30m

A upvc double glazed conservatory which provides the ideal space for enjoying the garden. There is a door that opens out to the rear of the property.



Bedroom:

4.00m x 3.00m

A double bedroom which has a range of fitted wardrobes, a dressing table, a radiator and a upvc double glazed window overlooking the rear



Bedroom:

4.00m x 2.30m

A double bedroom with a radiator and a upvc double glazed window to the front open views.



Kitchen:

4.60m x 2.40m

Fitted with a range of wall and base units with complimenting worksurfaces.



There is an electric cooker, space for an under counter fridge and a upvc double glazed window with open views.

**Utility Room:**

3.70m x 1.90m

A useful area which has plumbing for a washing machine, a upvc half glazed door to the driveway and a door to the garage.

Shower Room:

2.00m x 1.70m

Fitted with a shower with walk in enclosure, a WC and a wash hand basin. There is a radiator and a upvc double glazed window.

**Conservatory:**

2.27m x 1.40m

A second upvc double glazed conservatory which provides additional seating space and has two doors to the garden.

Garage:

The garage has an up and over door and has power and light connected.

External

The property sits in an elevated position behind an area of grass and has an open aspect.



To the side there is a parking space with the oil tank.

The rear garden is mainly lawned and borders open countryside.

**Additional Information**

The postcode is DL11 7JN and the Council Tax Band is D.

The oil fired boiler is located in the kitchen.



Viewing Arrangements - by appointment with Irvings Property Ltd

Property Misdescriptions Act 1991 - PLEASE NOTE CAREFULLY

These particulars have been prepared for guidance only. We have not carried out a detailed survey, nor tested the services, appliances or specific fittings.
Floor plans are not drawn to scale unless stated, measurements and distances are approximate only. Do not rely on them for carpets and furnishings.
Photographs are not necessarily current and you should not assume that contents shown are included in the sale.