



16 Anteforth View, Gilling West

Offers Over £240,000

In a quiet cul de sac location, and with the benefit of an open aspect to the rear, this three bedroomed semi detached house has undergone a program of green, energy efficiency improvements resulting in an excellent family home that will offer cheaper living costs for years to come! To the ground floor there is a living room, a dining room, a kitchen, a conservatory, a utility and a home office, with the first floor having three bedrooms and a bathroom. Externally there is ample driveway parking, a car port and a generous rear garden. An early inspection is strongly recommended!

Entrance Hall – Living Room – Dining Room – Conservatory - Kitchen – Utility Room - Study –
Three Bedrooms - Bathroom – Gardens – Driveway Parking – Carport.

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

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Entrance Hall:

Accessed via a part glazed door, the generous hallway has a upvc double glazed window and houses the control panel for the solar panels and air source heat pump.

Living Room:

4.05m x 4.04m

Having a large upvc double glazed window to the front of the property with plantation style shutters, a TV point and a range of fitted storage and display units.



Dining Room:

3.04m x 2.59m

Providing a great space for dining and having a sliding door that opens into the conservatory.



Conservatory:

2.93m x 2.88m

A upvc double glazed conservatory with a door that opens into the garden.



Breakfast Kitchen:

3.32m x 3.02m

Fitted with a range of wall and base units with laminate worksurfaces and a useful breakfast bar area. Integrated into the units are an electric hob with extractor over, and a double oven. There is plumbing for a dishwasher and a upvc double glazed window overlooking the rear garden.



Utility Area:

With a sink unit, plumbing for a washing machine, space for a fridge freezer and tumble drier, a upvc double glazed window and a half glazed door.

Home Study:

Perfect for those looking to work from home and having a upvc double glazed window to the garden.

First Floor Landing:

With loft access and a upvc double glazed window. The loft is accessed via a retractable ladder and is fully board creating a usable storage space.

Bedroom 1:

4.04m x 2.72m

A double bedroom with a TV point and a upvc double glazed window to the front.



Bedroom 2:

3.38m x 2.62m

A double bedroom which has a upvc double glazed window to the rear with open views.



Bedroom 3:

2.81m x 2.35m

With a storage cupboard and a upvc double glazed window.

Bathroom:

2.55m x 1.63m

Fitted with a white suite which comprises a corner jacuzzi bath with a Mira electric shower over, a WC and a wash hand basin. There is a upvc double glazed window.



External

To the front the property sits behind a low maintenance gravelled garden and a driveway providing off street parking for a number of cars. To the side is and a covered carport. A gate to the side gives access to the rear garden.

The generous rear garden features a lawn, a decked seating area and two metal garden stores. A gate gives access to the play area to the rear.



Additional Information

The postcode is DL10 5JH and the Council Tax Band is B.

The property has the benefit of an air source heating system and solar panels with an integrated 8KW battery system. This results in the property being very energy efficient, reducing running costs substantially.

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GROUND FLOOR

FIRST FLOOR

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.