



23 Olliver Road, Richmond, DL10 5QA

Offers In Region Of £295,000

NEW PRICE Forming part of this very popular and highly regarded development, this three/four bed roomed detached house sits on a generous corner plot and provides well planned living spaces that will appeal to a range of buyers. To the ground floor there is a living room, a dining room, a kitchen, a conservatory, a utility room, a cloakroom and an additional room which would be perfect as a family room, play room, home office or additional bedroom. To the first floor there are three bedrooms and a shower room. Externally there are well maintained gardens and driveway parking. Offered CHAIN FREE, an early inspection is sternly recommended.

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

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ENTRANCE HALL

Accessed through a upvc door and having a radiator and space for hanging coats.

CLOAKROOM

Fitted with a WC and a wash hand basin and having a radiator and a upvc double glazed window.

LIVING ROOM

Having a upvc double glazed window to the front of the property, a TV point, a radiator, an understairs cupboard and a fireplace which has an "Adams" style surround, a marble hearth and a living flame gas fire.

DINING ROOM

With ample space for a table and having a radiator and a pair of upvc double glazed doors opening out to the garden.

KITCHEN

Fitted with a range of wall and base units with complimenting countertops. Integrated into the units are a Bosch electric hob, a Bosch eye level double oven, a dishwasher, a fridge and a freezer. There is under pelmet lighting and a upvc double glazed window overlooking the rear garden.

UTILITY ROOM

Fitted with wall and base units with an integrated sink. There is plumbing for a washing machine, a space and vent for a tumble drier, and a window.

CONSERVATORY

A great space for relaxing and enjoying the garden. There is a radiator and a pair of upvc double glazed doors that open out to the garden.

FAMILY ROOM/HOME OFFICE/BEDROOM

A great additional room which would be perfect for a number of uses. There is a useful storage cupboard, a radiator, a door to the side of the property and a upvc double glazed window.

FIRST FLOOR LANDING

With loft access, a upvc double glazed window and an airing cupboard with shelving. The loft is accessed via a loft ladder providing partially boarded storage space above the family room.

BEDROOM

A double bedroom with fitted wardrobes, a radiator and a upvc double glazed window to the front with distant views.

BEDROOM

A double bedroom with a radiator, fitted wardrobes and a upvc double glazed window overlooking the garden.

SHOWER ROOM

The well appointed shower room has a large shower enclosure, an oval wash hand basin and a WC. There is a heated towel rail and a upvc double glazed window.

BEDROOM

With a storage cupboard, a dressing table and a upvc double glazed window to the front with views.

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EXTERNAL

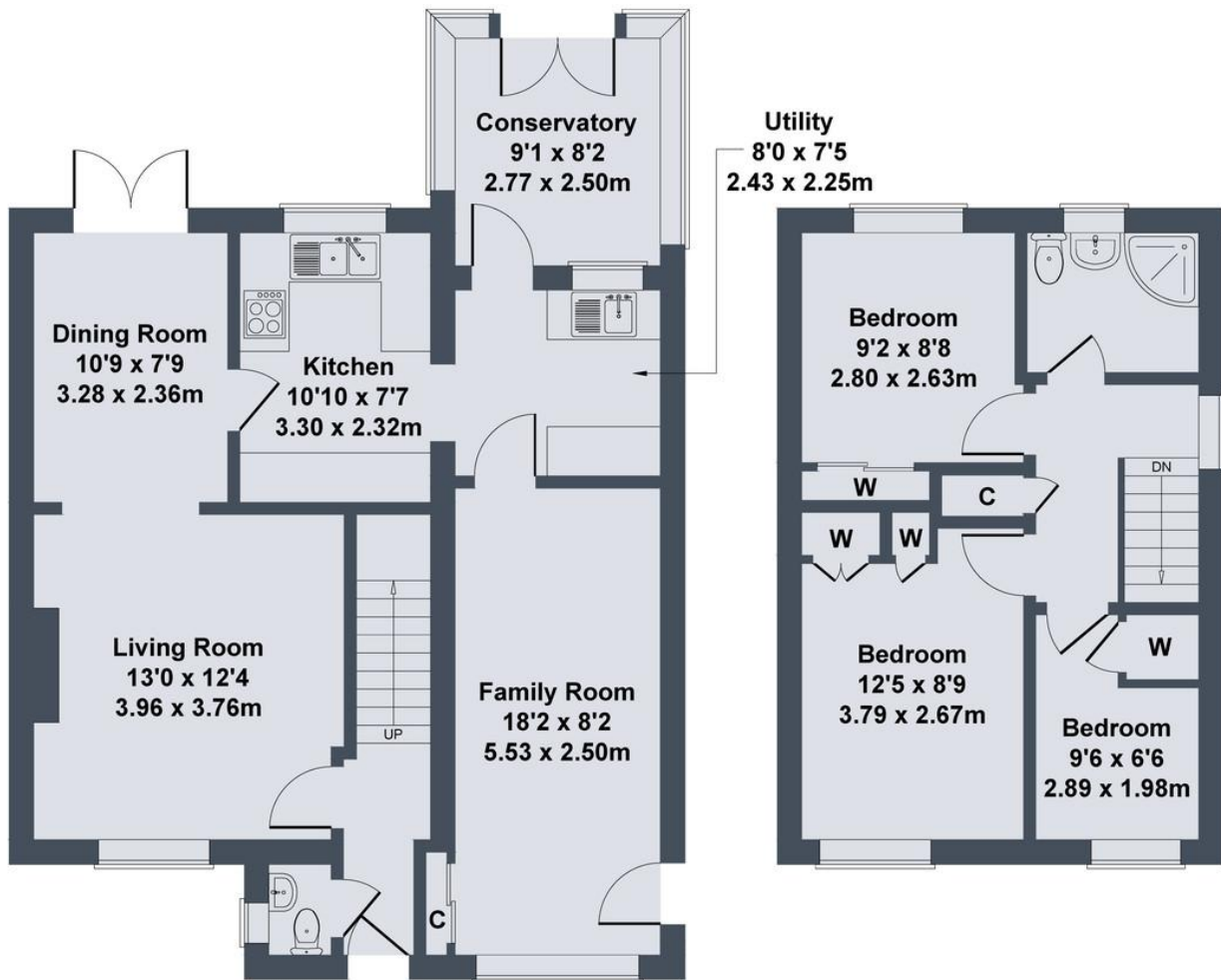
The property sits back from the road in a slightly elevated position behind a block paved driveway, a lawn and a mature rockery area. A gated path to the side leads to the rear garden.

The terraced rear garden features a large paved seating area, with steps up to a lawn and a raised patio that provides excellent views.

ADDITIONAL INFORMATION

The postcode is DL10 5QA and the Council Tax Band is D. The Worcester gas fired boiler is located in the utility room.

23 Olliver Road, Richmond



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