



44 St Hilary Close, Richmond

Offers in the region of £199,500

Sitting on a large plot, having gardens to three sides and with the benefit of having a South facing rear garden, this three bedroomed end terraced house forms part of this very popular development and will appeal to a range of buyers. To the ground floor there is an open plan living room, a kitchen and a utility room, whilst to the first floor there are three bedrooms and a bathroom. Externally the large gardens run around three sides of the property and feature a raised decked seating area, mature fruit trees and a large timber building. Being offered CHAIN FREE, an early inspection is strongly recommended!

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

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Entrance Lobby:

With a upvc part glazed door and having a radiator and stairs to the first floor.

Living Room:

A bright room as a result of the upvc double glazed patio doors that benefit from the South facing aspect.



There is a TV point, a radiator and a fireplace which houses a gas fire.



Dining Area:

With ample space for family dining and having a radiator, an under stairs cupboard and a upvc double glazed window.



Kitchen:

A fantastic kitchen having been refurbished two years ago and being fitted with a range of quality wall and base units with soft close fittings and complimenting countertops. Integrated into the units are an electric oven, a microwave and a gas hob with an extractor over. There is space for a fridge freezer, a upvc double glazed window and a fully glazed door that opens out to the garden.



Utility Room:

With a countertop, plumbing for a washing machine, space for an under counter freezer and tumble drier, a radiator and a upvc double glazed window.

First Floor Landing:

With a upvc double glazed window.

Bedroom:

A double bedroom with fitted wardrobes, a TV point, a radiator and a upvc double glazed window.



Bedroom:

A double bedroom with recessed shelving, a radiator and a upvc double glazed window.



Bedroom:

Having a radiator, a storage cupboard and a upvc double glazed window.

Bathroom:

Fitted with a white suite that comprises a bath with an electric shower over, a WC and a wash hand basin. There is a heated towel rail and two upvc double glazed windows.



External

The property sits in a private position behind a mature hedge and benefits from generous gardens to three sides, the rear section being South facing.



There is a raised decked seating area which enjoys the sun throughout the day, a pond and a large timber building. The borders are well stocked with mature planting and there are two apple trees and a pear tree. To the side of the property there are two small timber sheds.



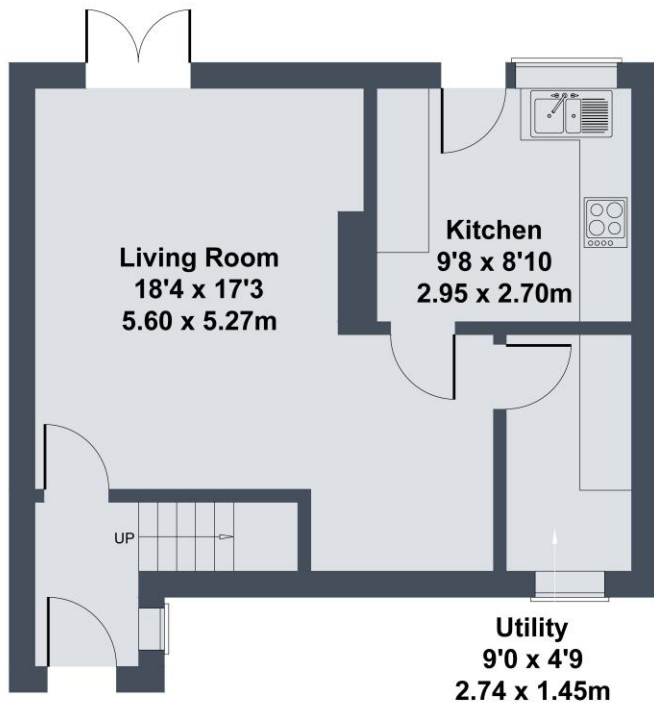
Additional Information

The postcode is DL10 4BH and the Council Tax Band is B.

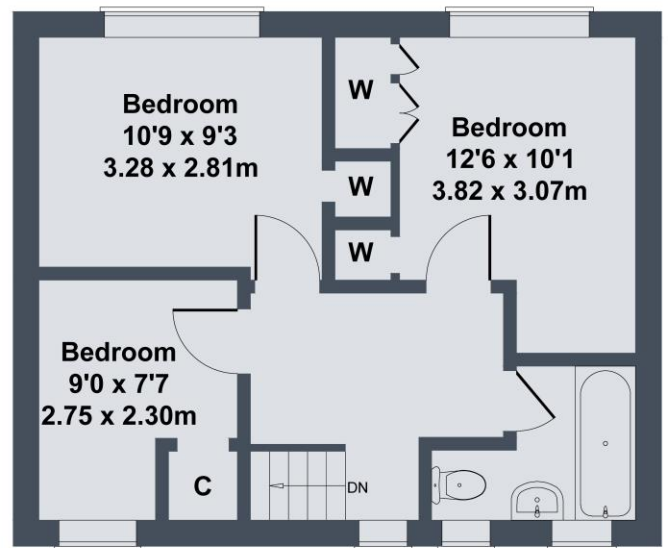
The Potterton gas central heating boiler is located in the utility room.



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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.

Produced by Potterplans Ltd. 2023