



## 13 Pike Purse Lane, Richmond

### Offers in the Region of £265,000

Forming part of this popular development, conveniently positioned for all schools, this four bedroomed property provides generous living spaces that will appeal to a range of buyers. To the ground floor there is a living room, a large dining room, a modern kitchen and a garage, with the first floor having four bedrooms, a well appointed bathroom and a shower room. Externally there are gardens to the front and rear and driveway parking. Being offered CHAIN FREE, an early inspection is strongly recommended.

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

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## **Entrance Lobby:**

Perfect for storing outdoorwear.

## **Hallway:**

With a radiator and stairs to the first floor.

## **Living Room:**

A bright room having a large upvc double glazed window to the front of the property.



There is a TV point, a radiator and a log burning stove.



## **Dining Room:**

A large room which provides ample space for a family dining and for a relaxed seating area.

There is a radiator, a storage cupboard, a upvc double glazed window and a pair of upvc double glazed doors that open out to the garden.



## **Kitchen:**

Fitted with a range of modern wall and base units with complimenting countertops and soft close fittings. Integrated into the units are a gas hob and oven with an extractor over. There is plumbing for a dishwasher, space for a fridge freezer, a radiator a upvc double glazed window overlooking the garden and a half glazed upvc door that gives access to the rear of the property. A door leads to the garage.



## **Garage:**

With a pair of timber doors, power, light and plumbing for a washing machine.

**Bedroom:**

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



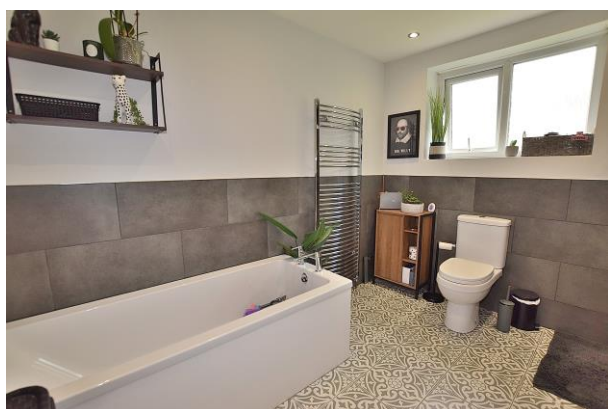
**Bedroom:**

A double bedroom with a radiator, a built in cupboard and a upvc double glazed window.



**Bathroom:**

Fitted with a modern white suite that comprises a bath, a WC, a wash hand basin set on a vanity and a large shower enclosure with a dual headed shower.



There is a heated towel rail and a upvc double glazed window.



**Bedroom:**

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

**Bedroom:**

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

**Shower Room:**

Having a shower enclosure, a WC and a wash hand basin. There is a heated towel rail and a upvc double glazed window.

**External**

The property sits back from the road behind a lawned garden and a driveway providing off street parking.

The West facing rear garden enjoys the afternoon sun. It is mainly lawned and has a decked seating area and a timber shed.

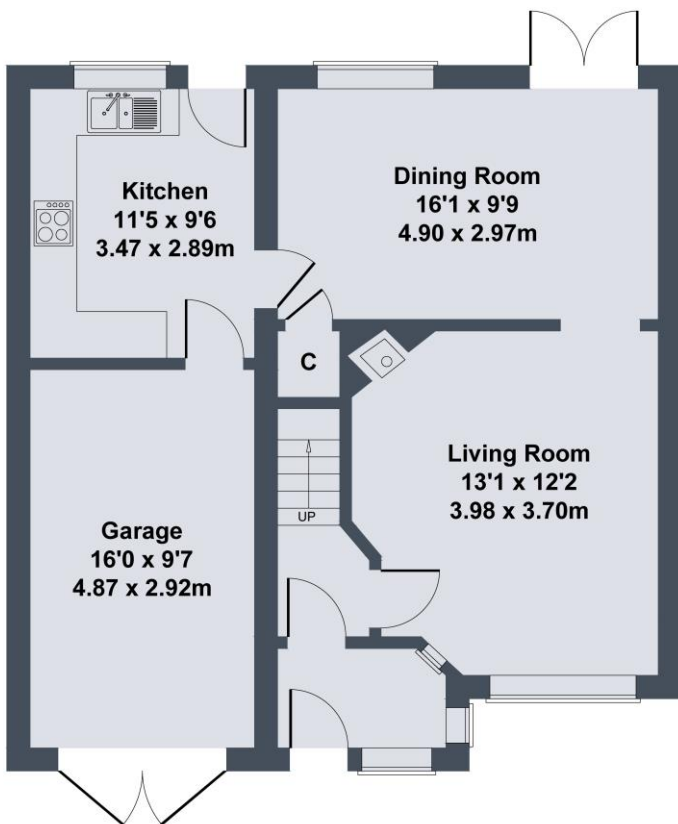


**Additional Information**

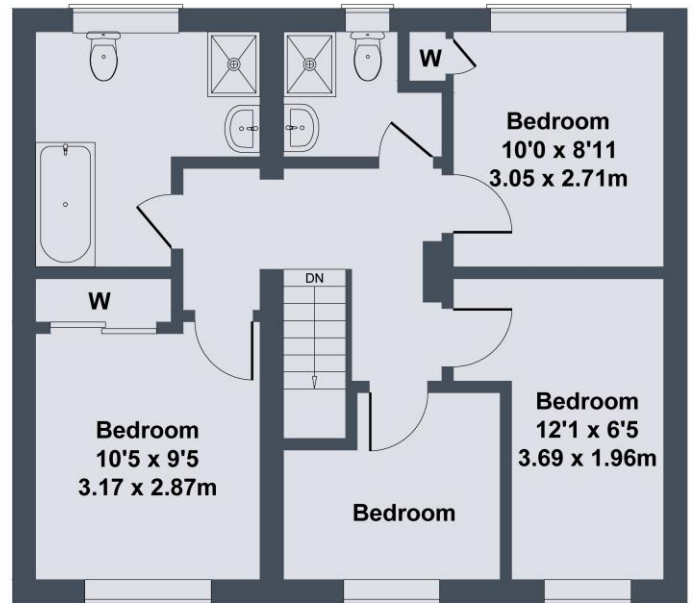
The postcode is DL10 4PS and the Council Tax Band is D. The Baxi gas central heating boiler is located in the kitchen.

Floorplan

**13 Pike Purse Lane, 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 being a representation by the seller, nor their agent.

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