



## 45 Hurgill Road, Richmond

Offers in the Region of £130,000

Conveniently positioned close to the Town Centre, this two bedroomed mid terraced house will appeal to a variety of buyers including investors and those looking for their first home. To the ground floor there is a living room and a kitchen, with the first floor having two bedrooms and the bathroom. Externally there is a South West facing walled yard area.

With scope for any buyer to put their own stamp on, it is being offered to the market **CHAIN FREE.**

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

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## **ENTRANCE HALL**

Accessed through a timber panelled door and having a radiator and a useful under stairs area.

## **LIVING ROOM**

3.34m x 2.95m

With a radiator, a TV point, a gas fire and a upvc double glazed window to the front of the property.



## **KITCHEN**

3.65m x 2.41m

Fitted with a range of wall and base units with complimenting countertops. There is space for a cooker with an extractor over, plumbing for a washing machine, space for a fridge freezer and a large walk in cupboard. The upvc double glazed window overlooks the yard and a door gives access to the rear of the property.



## **FIRST FLOOR LANDING**

With loft access.

## **BEDROOM**

3.57m x 3.31m

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



## **BEDROOM**

2.48m x 2.35m

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



## **BATHROOM**

2.33m x 1.55m

With a white suite that comprises a bath with a shower over, a WC and a wash hand basin.



There is a radiator and a upvc double glazed window.



### **EXTERNAL**

To the rear of the property there is a South West facing walled yard with a brick store.

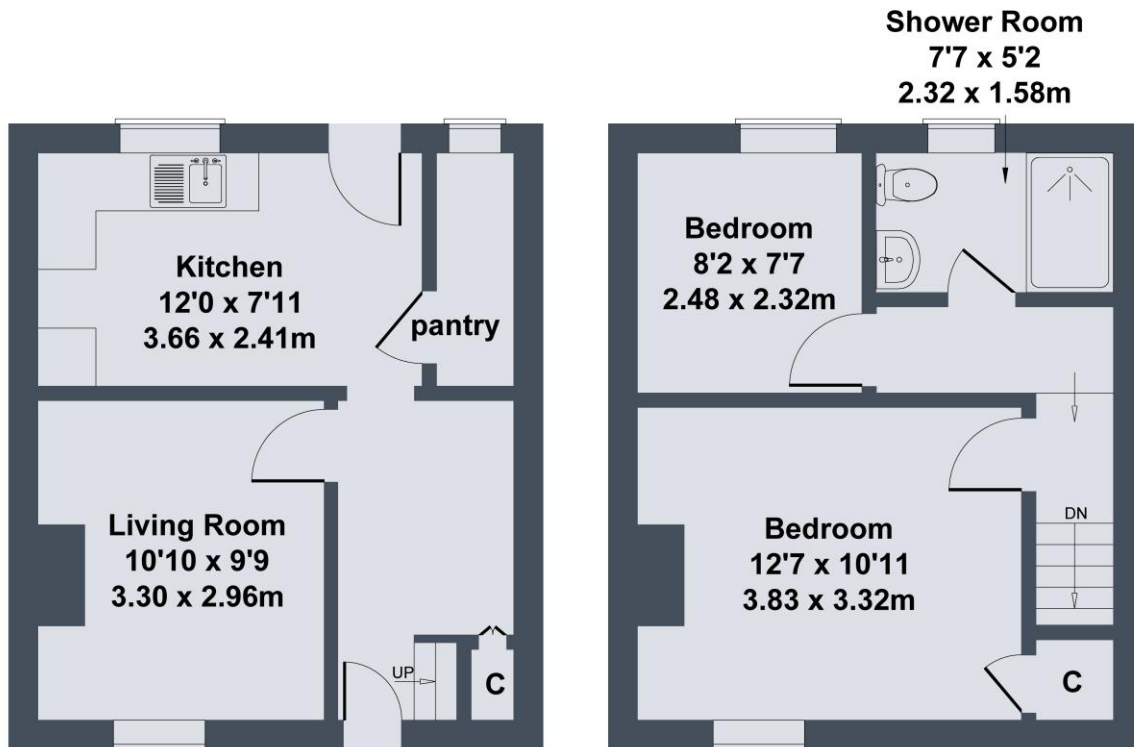


### **ADDITIONAL INFORMATION**

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

The property has gas central heating. The boiler is located in the kitchen.

## 45 Hurgill Road, Richmond, DL10 4AR



**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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