



## The Gables, Middleton Tyas

### Offers in the Region of £565,000

Centrally located in this highly regarded village and being in an elevated position affording a good level of privacy, this substantial semi detached property offers well planned living spaces with a large garden, and offers scope for any buyer to put their own stamp on. To the ground floor there is a large living room, a dining kitchen and a cloakroom, with the first floor having three double bedrooms, one with an ensuite, and the house bathroom. Externally there is driveway parking, a double garage, useful outbuildings and a large well tended garden. Being offered CHAIN FREE, an early inspection is strongly advised.

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

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## **Entrance Lobby:**

Accessed through a timber panelled door, the generous lobby has a window and decorative tiled flooring. The welcoming hallway has a radiator and stairs to the first floor.

## **Living Room:**

A large dual aspect living room having a upvc double glazed sliding sash window to the front and a upvc double glazed window to the rear.



There is a TV point, two radiators and an open fire with a stone surround.



## **Dining Kitchen:**

An open plan room with the dining area having ample space for family dining.

There is a radiator, an open fire and a upvc double glazed sliding sash window.



The Kitchen is fitted with a range of wall and base units with complimenting countertops which also form a breakfast bar area. Integrated into the units are an electric hob and an eye level oven. There is plumbing for a washing machine and a dishwasher and a upvc double glazed window to the rear.



## **Cloakroom:**

With a WC and a wash hand basin.

## **First Floor Landing:**

The spacious landing has loft access and windows to the front and rear of the property.

### **Bedroom:**

A double bedroom with a radiator and a upvc double glazed window to the rear of the property.



The Ensuite has a WC and a wash hand basin.

### **Bedroom:**

A double bedroom with fitted wardrobes, a radiator and a upvc double glazed sliding sash window to the front of the property.



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### **Bathroom:**

Fitted with a suite that comprises a corner bath, a WC and a wash hand basin. There is a shower enclosure, a radiator and a upvc double glazed window.



### **External**

The property sits in an elevated position behind a lawned garden with mature, well stocked borders. Directly to the rear of the property there is a seating area with raised beds and some useful outbuildings with a toilet and utility store. The parking area provides off street parking which is accessed via an access track by the next door property.

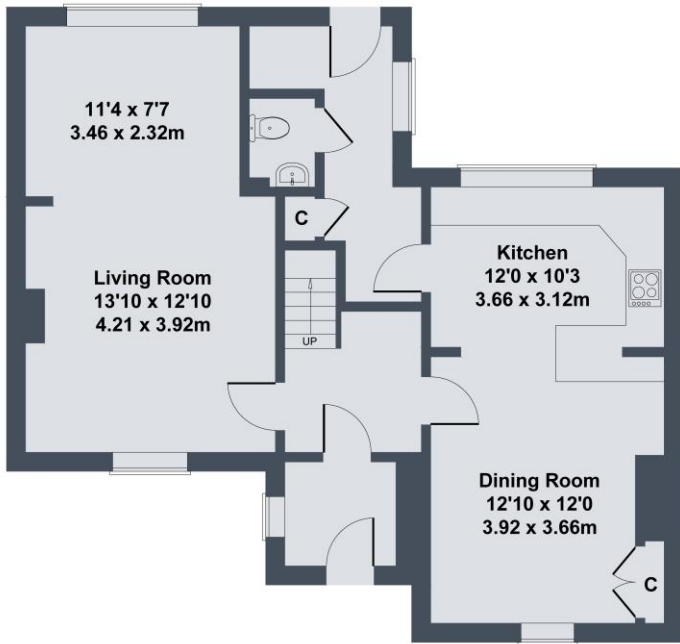
The **Garage** (6.33m x 5.48m) has a pair of doors, a personnel door to the side and a window. There is power and light connected. Through a gate there is a large well tended lawned garden with a private seating area.



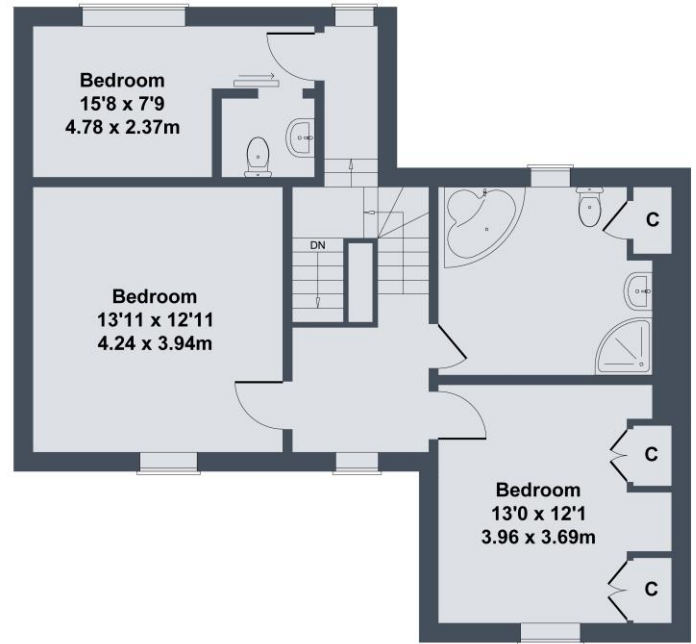
### **Additional Information**

The postcode is DL10 6PP and the Council Tax Band is E. The oil fired boiler is located in the rear hallway.

**The Gables, Middleton tyas, DL10 6PP**



**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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