



18 Pike Purse Lane, Richmond

Offers in the region of £275,000

Providing generous and flexible living spaces and with the benefit of a large garden, this four bedroomed property is located in this very popular location, conveniently positioned for all schools. Ideal for a growing family there are two reception rooms and a fantastic open plan dining kitchen to the ground floor, whilst to the first floor there are four bedrooms, an ensuite bathroom and a family bathroom. Having scope to put your own stamp on, an early inspection is strongly recommended!

Living Room – Family Room – Dining Kitchen – Cloakroom – Utility Room - Four Bedrooms –
Ensuite – Family Bathroom – Generous Garden – Driveway Parking.

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

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Entrance Lobby:

Accessed from the front garden through a upvc part glazed door and providing the perfect space for outdoor wear.

Living Room:

5.99m x 3.67m

A large room having a window to the front of the property, a radiator, a TV point and a feature fireplace with an ornate surround, a marble hearth and a gas fire.



Dining Kitchen:

5.98m x 3.66m

A fantastic space for modern family living.

The Kitchen is fitted with a range of handmade units which are complemented with a mixture of butchers block and granite countertops, that also provide a breakfast bar area. There is a range cooker, a dishwasher a larder cupboard and space for a fridge freezer. The window overlooks the rear garden.



The Dining Area provides ample space for a large table and has a radiator and a pair of doors opening out to the garden.



Family Room:

4.63m x 2.93m

An additional reception room, ideal as a family room or home office. It has two radiators and a window to the front of the property. It could also be used as an annexe for a family member.



Cloakroom:

With a WC and wash hand basin.

Utility Room:

2.94m x 2.58m

The large utility room is fitted with a range of units and has a sink, plumbing for a washing machine, a window and a door that gives access to the rear of the property.

First Floor Landing:

With loft access.

Bedroom:

4.10m x 2.94m

A large double bedroom with a radiator and a window to the front of the property.



The Ensuite is fitted with a bath, a WC and a wash hand basin. There is loft access.

Bedroom:

3.65m x 3.41m

A double bedroom with a radiator and a window overlooking the rear garden.



Bedroom:

3.73m x 3.42m

A double bedroom with a radiator and a window to the front of the property.



Bedroom:

2.45m x 2.41m

With a radiator and a window to the front of the property.

Family Bathroom:

2.56m x 2.44m

Fitted with a white suite that comprises a bath, a wash hand basin and a WC. There is a radiator, an airing cupboard and a window.



External

The property sits back from the road behind a driveway providing off street parking and a low maintenance garden. Steps lead down to the front door.

The large rear garden features a paved seating area, a lawn and a further seating area to the rear with a summerhouse. The garden is mature with well stocked borders and features a number of productive fruit trees.



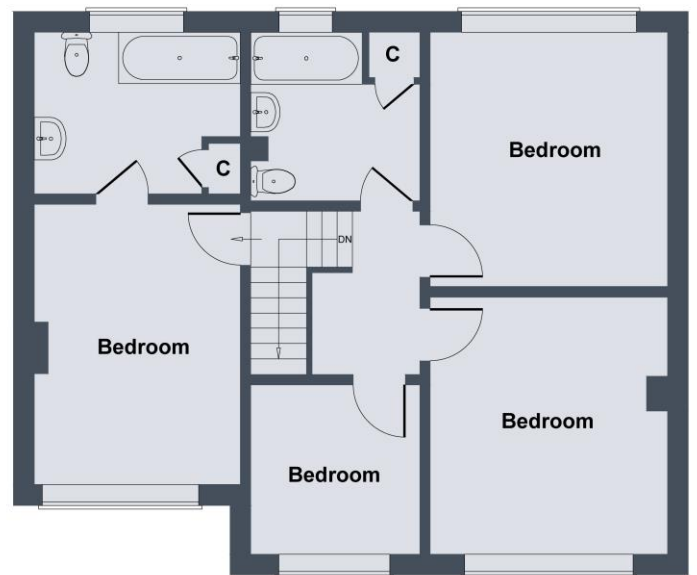
Additional Information

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

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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.

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