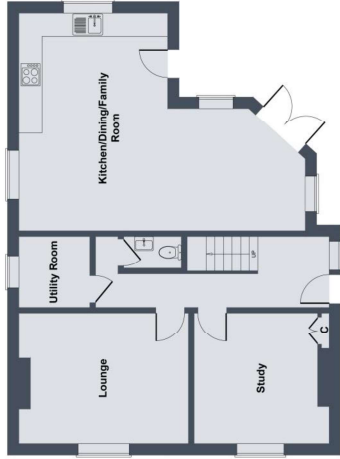


55 Gilling Road, Richmond DL10 5AH



GROUND FLOOR



FIRST FLOOR

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY
All measurements are approximate and should not be relied upon for legal purposes. The plan is not to scale and locations are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Peterplans Ltd, 2023



55 Gilling Road, Richmond Offers in the Region of £450,000

In this very popular and highly regarded part of Richmond, handy for all schools and conveniently located for the town centre, this generous detached property has been extended to provide well planned living spaces that are perfect for a growing family. To the ground floor there is a living room, a study, a utility, a cloakroom and a fantastic open plan dining kitchen. The first floor features four bedrooms, the master being ensuite, and a family bathroom. Externally there is a private West facing garden, parking and a garage. An early inspection is strongly advised!

Viewing Arrangements - by appointment with Irvings Property Ltd

Property Misdescriptions Act 1991 - PLEASE NOTE CAREFULLY

These particulars have been prepared for guidance only. We have not carried out a detailed survey, nor tested the services, appliances or fittings. Floor plans are not drawn to scale. Measurements are approximate only. Do not rely on the floor plans, captions and furnishings. Photographs are not necessarily current and are provided for information only and do not constitute an offer or a contract.

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

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55 Gilling Road, Richmond

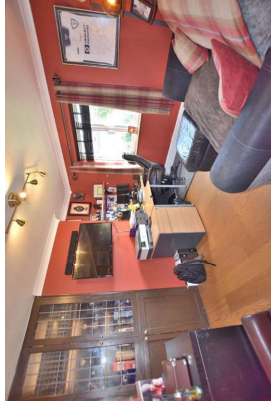
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Entrance Hallway:

Accessed through a part glazed upvc door with a glazed side panel and having space for hanging coats, a radiator and understairs storage.

Study:

3.6m x 3.2m
A second reception room, currently used as a study, but also ideal as a play room or additional bedroom. There is a radiator, a fitted storage unit and a upvc double glazed window.



Living Room:

4.5m x 3.5m
A lovely room, set around a feature fireplace which houses a living flame gas fire. There is a TV point, a radiator and a upvc double glazed window.



Cloakroom:

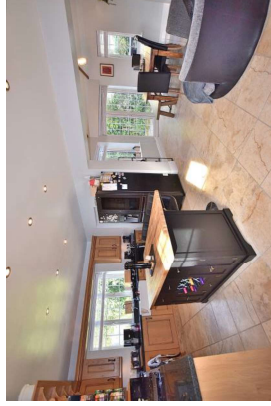
With a WC, a wash hand basin and recess lighting.

Utility:

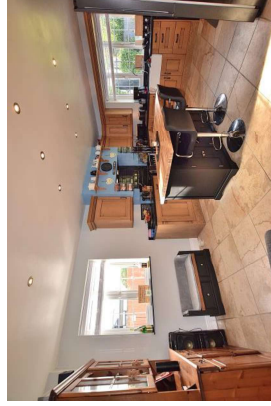
With plumbing for a washing machine, a Belfast sink and a upvc double glazed window.

Open Plan Dining Kitchen:

7.6m x 5.8m
A great open space ideal for modern family life.



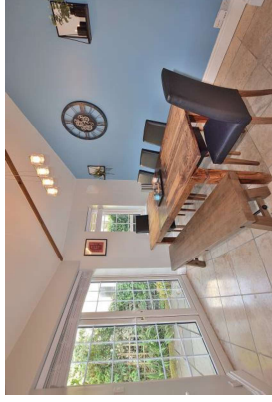
The kitchen is fitted with a generous range of quality wall and base units with soft close fittings and granite countertops.



There is a Rangemaster gas fired range cooker, a Belfast sink, space for a wine fridge and for an American style fridge freezer.

The central island is available under separate negotiation. There are two upvc double glazed windows, one of which overlooks the rear garden.

The dining area provides ample space for a large table and has a pair of upvc double glazed doors that open out to the garden.

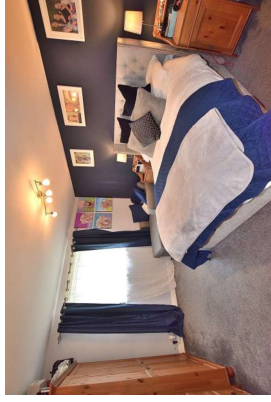


First Floor Landing:

With loft access and a upvc double glazed window.

Bedroom 1:

4.2m x 3.9m
A large double bedroom with a radiator and a upvc double glazed window overlooking the garden.



The **Ensuite** is fitted with a large shower enclosure, a WC and a wash hand basin. There is a heated towel rail and a upvc double glazed window.

Bedroom 2:

4.6m x 3.5m
A double bedroom with a radiator, a wash hand basin and a upvc double glazed window with distant views.

Bedroom 3:

3.5m x 3.5m
A double bedroom with a radiator, a wash hand basin and a upvc double glazed window with distant views.

Bedroom 4:

2.6m x 2.6m
With a radiator, a built in wardrobe and a upvc double glazed window.

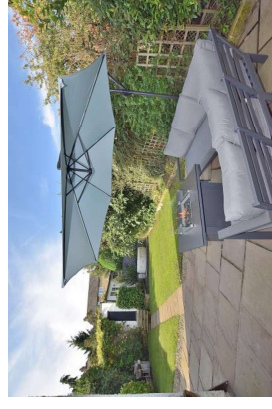
Bathroom:

Fitted with a bath with a shower over, 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 stone wall and a lawned garden. A gated path leads to the rear of the property.

The private West facing garden enjoys the afternoon and evening sun. It is mainly lawned with mature, well stocked perennial borders. There is a paved seating area and a gate to the side which leads to the parking area.



The parking area provides parking for two cars. The garage has an up and over door and a door to the garden.

Additional Information

The postcode is DL10 5AH and the Council Tax Band is C. The Worcester gas fired boiler is located in the utility.