



## 9 Beech Close, Baldersby

Offers in the Region of £195,000

Centrally located in this highly regarded and conveniently positioned village, this nicely presented mid terraced property offers well planned living spaces that will appeal to a variety of buyers. To the ground floor there is a living room, a dining kitchen and a cloakroom, with the first floor having three bedrooms and a bathroom. Externally there are lawned gardens to the front and rear. Offered to the market CHAIN FREE.

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

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## **Entrance Hallway:**

Accessed through a timber panelled door and having stairs to the first floor.

## **Cloakroom:**

With a WC and wash hand basin.

## **Living Room:**

5.56m x 4.03m

A generous room having a upvc double glazed window to the front of the property, a TV point and a radiator.



Integrated into the units are a gas hob and an electric oven with an extractor over. There is plumbing for a washing machine, two upvc double glazed windows, tiled flooring and a pair of upvc double glazed doors opening out to the garden.

## **First Floor Landing:**

With loft access.

## **Bedroom:**

4.16m x 3.03m

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



## **Dining Kitchen:**

5.02m x 2.71m

With ample space for family dining. The kitchen is fitted with a range of modern wall and base units with complimenting countertops.



## **Bedroom:**

3.44m x 3.04m

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



**Bedroom:**

2.91m x 1.87m

With a radiator and a upvc double glazed window.



**Bathroom:**

2.24m x 1.88m

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



**External**

The property sits back from the road behind a timber fence and a lawned garden. The generous rear garden is lawned and has a paved seating area.



There is a single garage in a block a short walk away.

**Additional Information**

The postcode is YO7 4QB and the Council Tax Band is B.

The central heating boiler is located in the kitchen.



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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.