



## 13 Westfields Court, Richmond

### Offers in the Region of £105,000

Conveniently positioned a short walk into the Town Centre and close to open countryside, this two bedroomed stone built cottage makes a lovely home. To the ground floor there is a living room and a dining kitchen, with the first floor having two double bedrooms and a shower room. Externally there is allocated parking for two cars and a West facing walled garden making a lovely place for relaxing. Available through a shared ownership scheme, it offers an affordable route to buying in this popular location.

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

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## **Entrance Hallway:**

With stairs to the first floor.

## **Living Room:**

A generous room having a double glazed window to the front of the property.

There is a TV point, a radiator and a useful understairs cupboard.



## **Kitchen:**

Fitted with a range of quality solid oak wall and base units with complementing countertops. Integrated into the units are a Neff double oven and a Smeg induction hob.

There is plumbing for a washing machine and dishwasher, a radiator, LED downlighters, a tiled floor and a double glazed window. A door gives access to the rear of the property.



### **Bedroom:**

A large double bedroom with a radiator, a TV point and a double glazed window.



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A double bedroom with a radiator and a double glazed window. There is a wardrobe that is available under separate negotiation.



### **Shower Room:**

Fitted with a large shower enclosure housing an electric shower, a WC and a wash hand basin. There is a radiator and an electric heater.



### **External**

The property has the benefit of a generous garden which is laid to lawn with mature planted borders including a Wisteria. There is a covered seating area and a metal garden store that is available under separate negotiation.

The property has the benefit of two allocated parking spaces.

### **Additional Information**

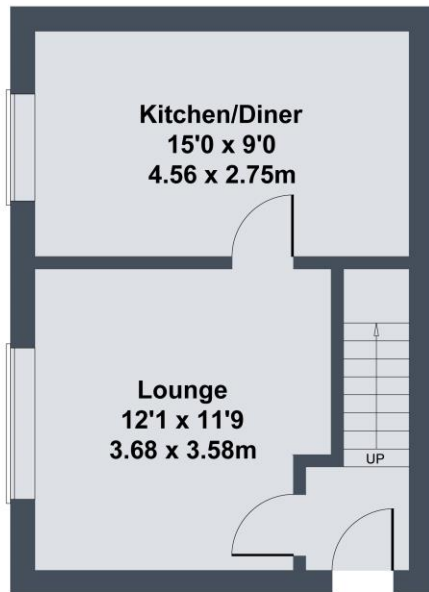
The postcode is DL10 4SW and the Council Tax Band is C.

The gas central heating boiler is located in the kitchen.

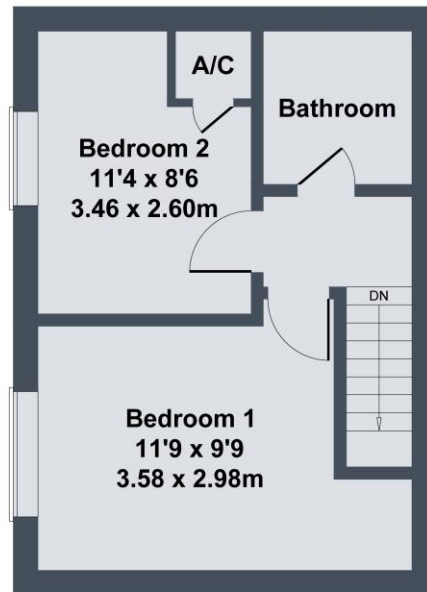
The property is available through a joint ownership scheme with Broadacres. The buyer will own 50% of the property.

Lease dated 26th February 2024, for a term of 125 years.

**13 Westfields Court, Richmond DL10 4SW**



**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.