



35b Reeth Road, Richmond

Offers in the Region of £310,000

Forming part of this highly regarded development, conveniently positioned for the Town Centre and for access to the Yorkshire Dales National Park, this beautifully presented semi detached house offers generous living spaces and will appeal to a range of buyers. To the ground floor there is a living room, a cloakroom and a large dining kitchen, with the first floor having three bedrooms, the master having an ensuite shower room, and a modern bathroom. Externally there is driveway parking, a garage and a private garden. An early inspection is strongly recommended.

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

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Entrance Hallway:

With a radiator and stairs to the first floor.

Living Room:

4.35m x 3.74m

A bright room as a result of having a South West facing upvc double glazed window.



There is a TV point and a radiator.



Cloakroom:

Fitted with a WC and a wash hand basin and providing space for hanging coats. There is a radiator and a useful storage cupboard.

Dining Kitchen:

4.78m x 3.90m

A large room, having ample space for family dining. The kitchen is fitted with a generous range of wall and base units with complimenting countertops and soft close fittings. Integrated into the units are Neff appliances including a gas hob and oven with an extractor over, and a dishwasher.



There is plumbing for a washing machine, space for a fridge freezer and a upvc double glazed window overlooking the garden. A pair of upvc double glazed doors open out to the patio.



First Floor Landing:

With loft access, a radiator and an airing cupboard.

Bedroom:

4.06m x 2.70m

A large double bedroom with a TV point, a radiator and a upvc double glazed window overlooking the garden. The **Ensuite** has a large shower enclosure, a WC and a wash hand basin.



Bathroom:

1.93m x 1.84m

Fitted with a white suite that comprises 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.



Bedroom:

3.09m x 2.70m

A double bedroom with a TV point, a radiator and a upvc double glazed window with a view of The Convent and mature woodland beyond.



External

To the front the property has a forecourt garden. The driveway provides off street parking for two cars and leads to the garage.

The Garage has a roller door.

A gate gives access to the rear garden which is mainly lawned and has a paved seating area.



Bedroom:

2.66m x 2.00m

With a radiator and a upvc double glazed window.



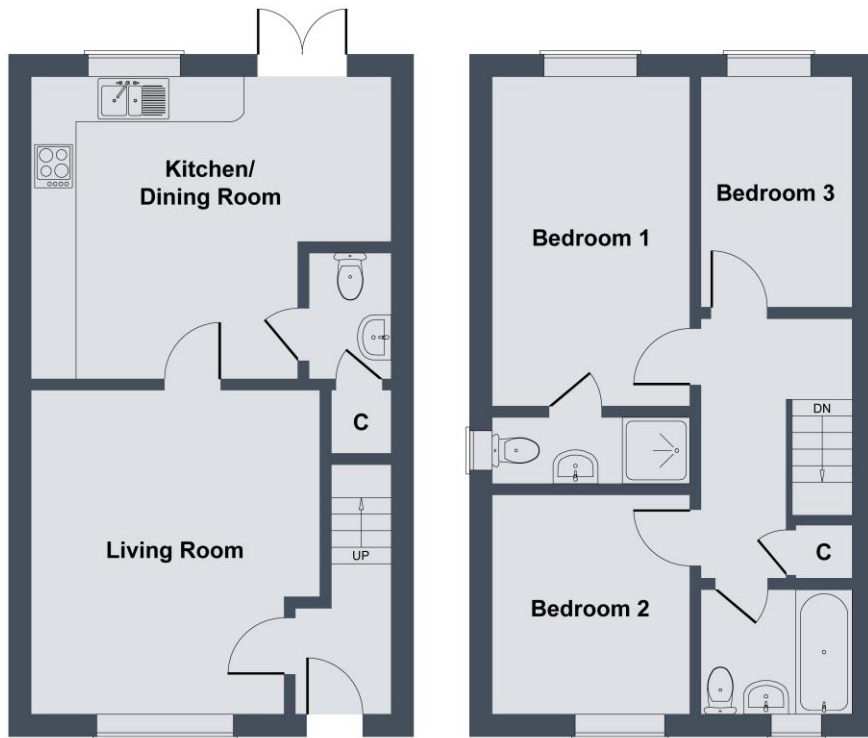
Additional Information

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

The gas central heating boiler is located in the kitchen.

There is a charging point for an electric vehicle.

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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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