



81 Gilling Road, Richmond

Offers Over £260,000

In this very popular part of Richmond, conveniently positioned for all schools and the town centre, this immaculately presented three bedroomed house provides generous and well planned living spaces which will appeal to a variety of buyers. To the ground floor there is an open plan living and dining area, a large conservatory, a quality kitchen and a cloakroom. The first floor has three generous bedrooms and a well appointed bathroom. Externally there is driveway parking, a garage and a low maintenance South facing garden. An early inspection is strongly recommended!

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

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Entrance Hallway:

The generous hallway features a radiator with a decorative cover, a feature staircase and under stairs storage with shelving and a light.

Cloakroom:

Fitted with a WC, a wash hand basin and radiator.

Open Plan Living Area:

A large space which provides ample space for a relaxed seating area and for family dining.



The seating area is centred around a feature fireplace which has a marble surround and an electric fire. There is a TV point, a radiator and a upvc double glazed window to the front of the property.



The dining area has a radiator and a pair of doors to the conservatory.



Conservatory:

A generous conservatory that provides an excellent space for relaxing. There is a tiled floor with underfloor heating, a radiator and a pair of doors to the garden.



Kitchen:

The impressive kitchen is fitted with a range of quality wall and base units with soft close fittings and granite worksurfaces. Integrated into the units are a gas hob, an eye level oven, a microwave oven and a dishwasher. There is plumbing for a washing machine, a upvc double glazed window and a door to the side of the property.



First Floor Landing:

With loft access, a upvc double glazed window and a storage cupboard.

Bedroom:

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



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

Bathroom:

The well appointed bathroom features a matching suite that comprises a bath, a WC, a wash hand basin and a shower enclosure. There is a heated towel rail, an electric heater and a upvc double glazed window.



External

The property sits on a corner plot with well stocked gardens to the front and side. There is a block paved driveway providing off street parking.

The Garage has an up and over door and a door to the garden.

The private South facing garden is paved and creates a great space for relaxing with a number of seating areas. A gate leads to the driveway.

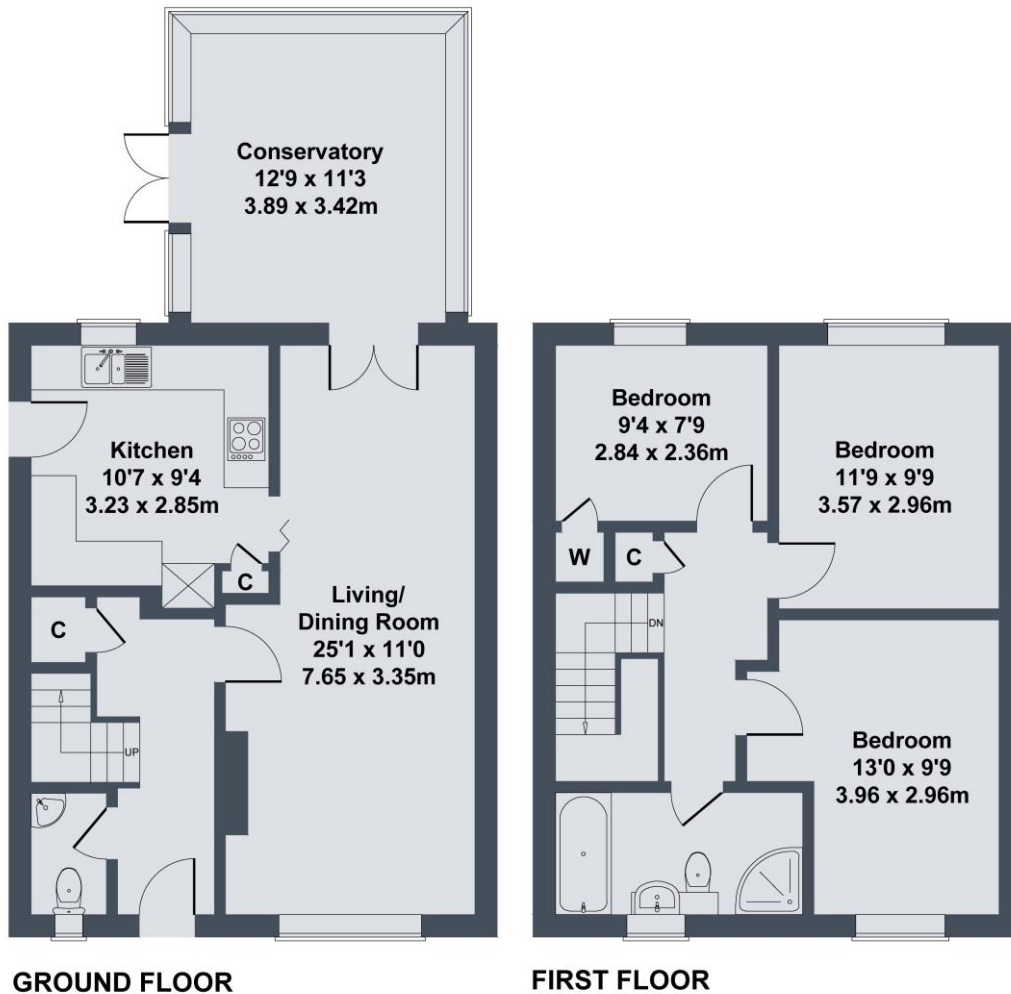


Additional Information

The postcode is DL10 5AH and the Council Tax Band is C.

The gas central heating boiler is located in the kitchen.

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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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