



25 Whitcliffe Grange, Richmond

Offers in the region of £125,000

Located on this established residential development, this three bedroomed semi detached house offers spacious accommodation with scope for improvement which will appeal to a variety of buyers including investors and first time buyers. To the ground floor are a large living room, kitchen and downstairs toilet, whilst to the first floor are three generous bedrooms and a bathroom. There are gardens to front and rear. Offered CHAIN FREE.

Entrance Hall – Living Room – Dining Kitchen – Cloakroom – Three Bedrooms – Bathroom –
Gardens –

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

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Entrance Hall:

Accessed via a part glazed upvc entrance door, the hallway features a radiator and useful understairs storage space, there is a cupboard which houses the heating system.

Downstairs WC

With a toilet, basin and frosted window to the front of the property.

Living Room:

3.47m x 4.91m

Having a large upvc double glazed window to the front and a TV aerial point.



Kitchen:

2.71m x 2.44m

The kitchen is fitted with a range of base and wall units with grey countertops. Integrated into the units are a cooker, gas hob and extractor fan. There is a washing machine and fridge freezer and a large pantry.



The part glazed door gives access to the rear garden.

First Floor Landing:

With loft access and an airing cupboard..

Bedroom 1:

4.21m x 3.3m

A double bedroom with upvc double glazed window to the front and a built in wardrobe.



Bedroom 2:

3.03m x 3.23m

A double bedroom with upvc double glazed window to the rear and a built in wardrobe.



Bedroom 3:

2.39m x 2.12m

With built in wardrobe and a upvc double glazed window to the front.

Bathroom:

2.11m x 1.67m

Fitted with a white suite which comprises a panelled bath with an electric shower over, wc and a wash hand basin. There is a upvc double glazed window to the rear of the property.



External:

To the front the property sits behind a fenced garden.

The rear garden is part lawned part paved and has a gate to the back of the property.



Additional Information:

The property has a warm air heating system, the unit is located in the cupboard in the hallway. The EPC rating is a C.

The postcode is DL10 4ES and we are advised that the Council Tax Band is B.



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 specific fittings. Floor plans are not drawn to scale unless stated, measurements and distances are approximate only. Do not rely on them for carpets and furnishings. Photographs are not necessarily current and you should not assume that contents shown are included in the sale.