



22 Darlington Road, Richmond

Offers in the Region of £280,000

Conveniently positioned for all schools and for access into the town centre, this generously proportioned house is laid out over three floors and provides well planned living spaces that will appeal to a range of buyers. To the ground floor there is a formal living room and a large open plan dining kitchen with a seating area. The first floor features three bedrooms and a well appointed bathroom, with the second floor forming a master bedroom with an ensuite. Externally there is parking, a South facing patio garden and two useful stores. An early inspection is strongly advised to appreciate the scale of the property on offer.

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

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Entrance Lobby:

Accessed through a part glazed upvc door and having inset entrance matting and a tiled floor.

Hallway:

With a radiator and stairs to the first floor.

Living Room:

A lovely room set around a fireplace which has a decorative timber surround and a living flame gas fire. There is a TV point, a radiator and a upvc double glazed window with plantation style shutters.



Open Plan Living/Kitchen:

A great space, perfect for modern living.

The kitchen is fitted with a generous range of wall and base units with complimenting countertops. There is space for a range cooker, plumbing for a dishwasher, space for a fridge freezer and a large larder cupboard. A window looks to the rear of the property.



The relaxed seating area provides enough space for a dining table and features an impressive open fireplace, a TV point and a radiator. A part glazed upvc door gives access to the rear of the property.



First Floor Landing:

With a linen cupboard and a feature staircase to the second floor with exposed stone detailing.

Bedroom:

A double bedroom with a radiator and a upvc double glazed window to the rear of the property.



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A double bedroom with a radiator and a upvc double glazed window to the front of the property.

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Bathroom:

The well appointed bathroom is fitted with a white suite that comprises a bath with a shower attachment, a WC and a wash hand basin. There is a large shower enclosure, a heated towel rail and a upvc double glazed window.



Second Floor Suite:

The master suite comprises a double bedroom and an ensuite bathroom.

The bedroom features fitted wardrobes, a radiator, exposed roof timbers and two velux roof windows giving far reaching views over Richmond.



The Ensuite has a bath with a shower attachment, a WC and a wash hand basin. There is a heated towel rail and a velux roof window with views.



External:

The property sits back from the road behind a mature, well stocked forecourt garden affording a high degree of privacy.



The South facing rear elevation features a block paved parking area and a private seating area. There are two useful stores with one having plumbing for a washing machine and housing the gas fired boiler.



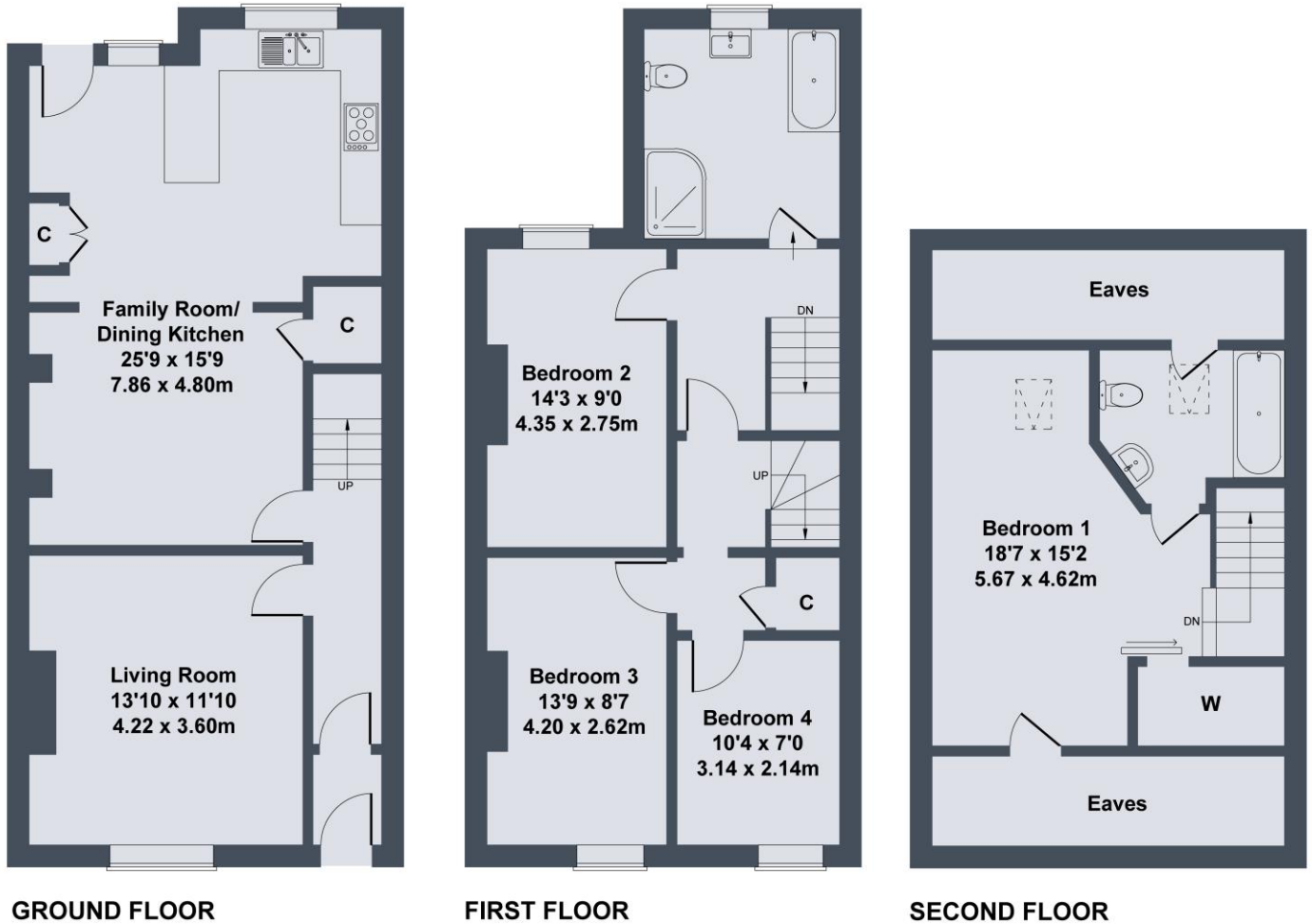
Additional Information

The postcode is DL10 7AW and the Council Tax Band is C.

The gas field boiler is located in the cellar store.



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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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