



## 38 Bolton Avenue, Richmond

Offers Over of £350,000

Fully renovated by the Current Owners and beautifully presented throughout, this most impressive four bedroomed link detached house provides a generous and versatile layout which will appeal to a range of buyers. To the ground floor is a spacious living room with a double-sided log burner and arguably one of the best views over Richmond, an open plan dining-kitchen, separate dining room, and a utility room. Whilst to the first and lower ground floors, there are four bedrooms, a family bathroom and a cloakroom. Externally, the South facing garden provides two seating areas, including a large decked area and a further lawned area. To the front is a lovely seating area, gardens, part converted garage and driveway parking.

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



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## **Hallway:**

The large entrance hall is accessed through an Anthracite part glazed door and has wooden flooring and a radiator with a cover on. The feature spiral staircase gives access to the first and lower ground floors.

## **Living Room:**

5.7m x 3.72m

A large, light filled room with a large upvc double glazed picture window to the front with extensive views over Richmond. The room provides a perfect space for relaxing.



There is a feature wall with a TV point and log store, a large radiator and a most impressive double fronted log burning stove, which backs onto the dining kitchen.

## **Dining Room:**

4.06m x 3.25m

This area provides a special space for more formal dining, with a window to the front of the property.



## **Dining Kitchen:**

6.69m x 3.75m

A fantastic recently fitted kitchen, comprising grey shaker style units with black marble effect worktops and metro style tiles. Integrated appliances include an electric oven, an induction hob with an extractor over, an under counter fridge and a dishwasher, above there is industrial style shelving.



The pantry provides a perfect space for storing all of your kitchen essentials, whilst the coffee station provides an area for preparing your morning brew.

The floating island with windows overlooking the garden, gives outstanding views of Richmond Castle and it is a great area for more informal, everyday dining.

A door gives access to the terraced garden.



**Utility Room:**

2.89m x 2.28m

The utility room comprises worktop space, a sink and drainer unit and extra units, with plumbing for a washing machine and space for an American style fridge freezer.

**Cloakroom:**

A handy area for coats and shoes.

**WC:**

With stylish décor and fitted with a WC and a wash hand basin unit.

**First Floor:****Bedroom:**

4.08m x 2.97m

A double bedroom with a window to the rear of the property, giving amazing views. With the benefit of a walk in wardrobe (this could be converted into an ensuite if desired – 3.06m x 1.49m)

**Lower Ground Floor:****Bedroom:**

4.69m x 3.05m

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

**Bedroom:**

4.19 x 2.58m

A double bedroom with a radiator and a door which leads to the decking area at the rear of the property.

**Bedroom:**

2.7m x 3.1m

A double bedroom with a radiator and two windows to the rear

**Bathroom:**

1.6m x 2.7m

Beautifully presented with a bath, wc, vanity sink unit, walk in shower cubicle, extractor fan & heated towel rail. The walls are marble effect & navy panelled, and a patterned tile style vinyl floor.

**External:**

The property is set back from the road and is fully enclosed, comprising a driveway, mature shrubbery and a seating area with a good level of privacy.

The garage is part converted to provide the utility room to the rear and to the front it gives great storage and benefits from an electric garage door.

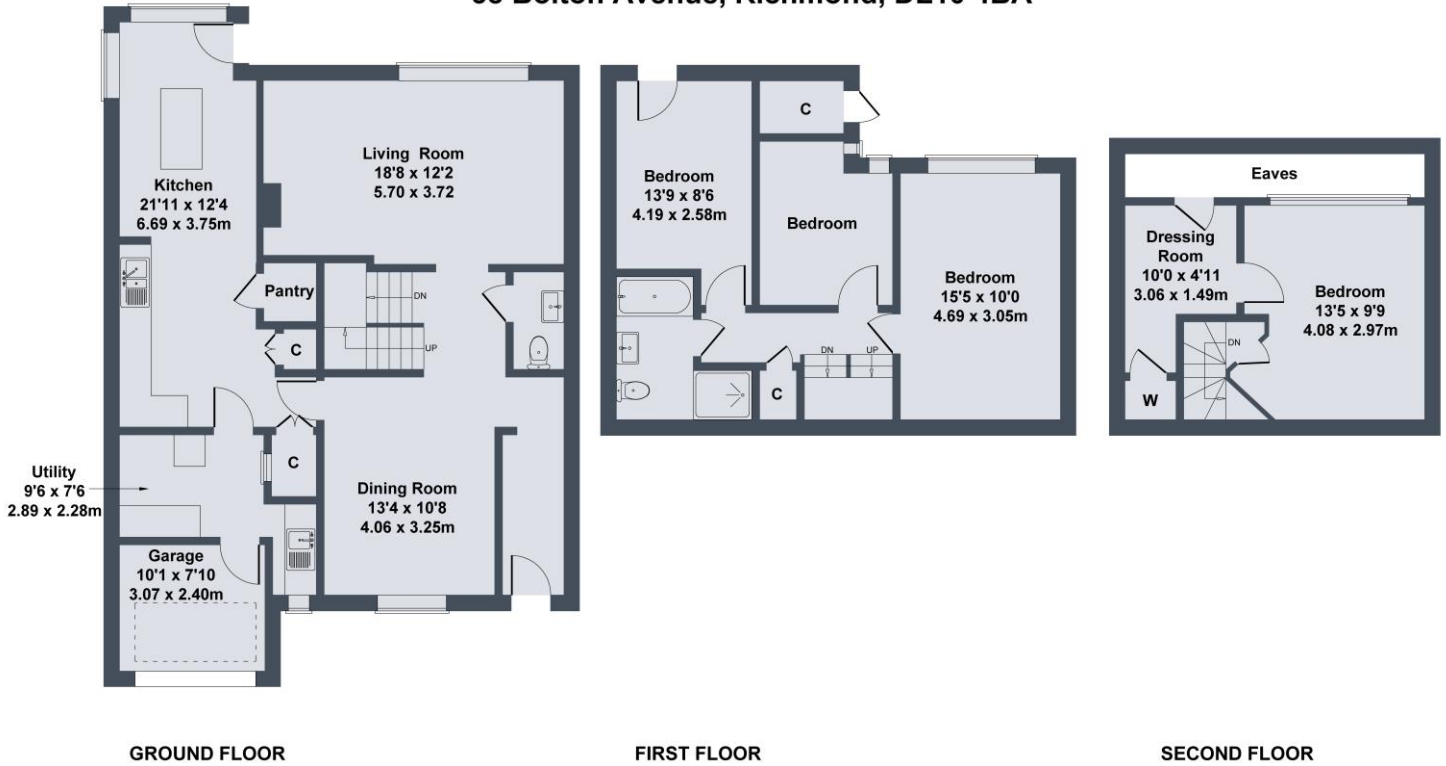
The South facing garden provides the perfect area for enjoying the views and relaxing with a glass of wine, with two seating areas, including a large decked area and a further lawned area below, also with the benefit of a shed.

**Additional Information:**

The postcode is DL10 4BA and the Council Tax Band is D.

The property has solar panels and gas central heating, the Worcester Bosch boiler is located in the kitchen.

## 38 Bolton Avenue, Richmond, DL10 4BA



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.

Produced by Potterplans Ltd. 2024

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.