



## 54 Ronaldshay Drive, Richmond

### Offers in the Region of £280,000

Located in this highly regarded part of Richmond, conveniently positioned for all schools and benefiting from a South facing garden, this four bedroomed detached house provides well planned living spaces that will appeal to a range of buyers. To the ground floor there is an open plan living area, a kitchen and a cloakroom, whilst to the first floor there are four bedrooms and a modern shower room. Externally there is driveway parking and a generous South facing garden that enjoys the sun throughout the day. With scope for cosmetic updating and being offered CHAIN FREE, an early inspection is strongly advised!

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

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## **Entrance Hallway:**

Accessed through a upvc door with a double glazed side panel, the spacious entrance hall has a radiator and stairs to the first floor.

## **Open Plan Living Area:**

The generous dual aspect living room is flooded with light through the large upvc double glazed window that overlooks the South facing garden. There is ample space for a relaxed seating area and for family dining. The seating area has a radiator, a upvc double glazed window to the front and a living flame gas fire.



The dining area has a radiator, a large storage cupboard and a lovely aspect overlooking the garden.



## **Kitchen:**

Fitted with a range of wall and base units with complimenting countertops. Integrated into the units are an eye level cooker and an electric hob with an extractor over. There is space for a fridge freezer and for a breakfast table. Upvc double glazed windows look to the side and overlook the garden. A door gives access to the rear of the property.



## **Cloakroom:**

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

## **Bedroom:**

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



### **Bedroom:**

A double bedroom with a radiator, fitted wardrobes and a upvc double glazed window to the rear overlooking the garden.



### **Bedroom:**

With a radiator and a upvc double glazed window overlooking the garden.

### **Bedroom:**

With a radiator and a upvc double glazed window.



### **Shower Room:**

Fitted with a large walk in shower with a Mira electric shower, a WC and a wash hand basin. There is a radiator and a upvc double glazed window.



### **First Floor Landing:**

With loft access.

### **External**

The property sits back from the road behind a lawned garden and a block paved driveway leading to the garage. A gated path leads to the rear garden.

The Garage has an up and over door and has power and light connected. To the rear of the garage there is a workshop/utility area which has plumbing for a washing machine, a window and a door to the rear of the property.

The generous South facing rear garden has a large, paved seating area and mature well stocked borders with a well tended lawn.



### **Additional Information**

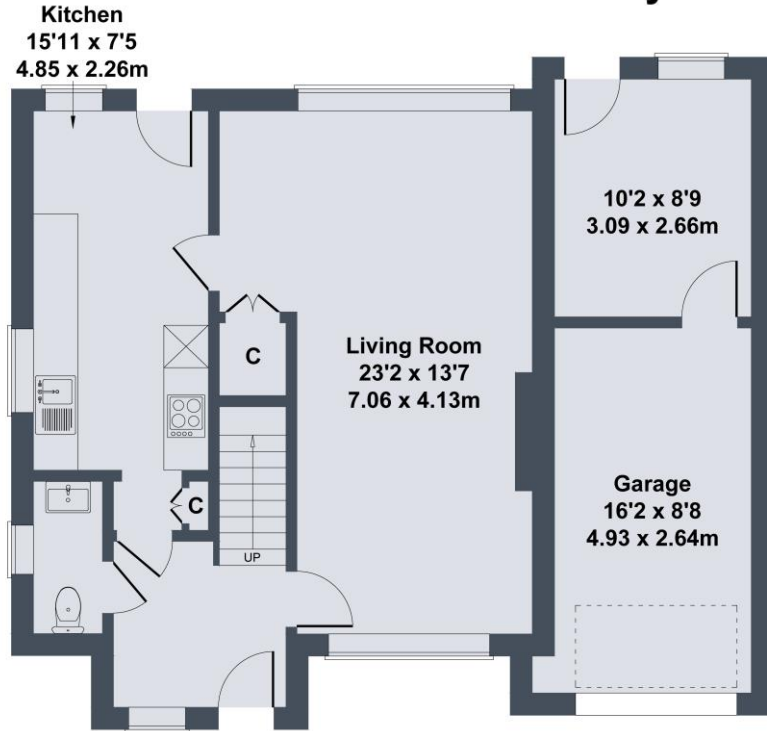
The postcode is DL10 5BW and the Council Tax Band is C.

The Worcester gas fired boiler is located in the kitchen.

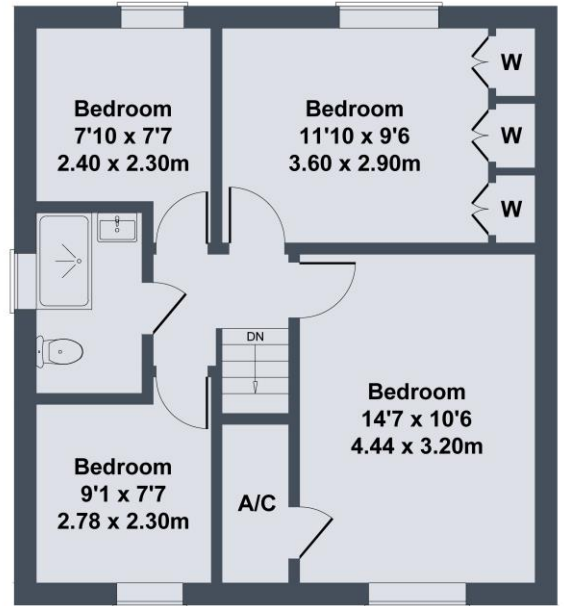
The property benefits from cavity wall insulation.



**54 Ronaldshay Drive, Richmond**



**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.