



2 Willance Grove, Richmond

Offers in the Region of £65,000

Located in this established residential location, this well presented first floor flat will appeal to a variety of buyers including investors and first time buyers. The living spaces comprise a living room, a modern kitchen, a double bedroom and a bathroom. Externally there is communal parking and it is being offered CHAIN FREE. An early inspection is strongly recommended.

Entrance Hall – Living Room – Kitchen – Bedroom – Bathroom – Communal Parking Area

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

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Entrance Hallway:

Accessed from the communal stairwell the hallway has a radiator, entrance intercom and a useful storage cupboard.

Living Room:

3.83m x 3.45m (12'7" x 11'4")

A bright room having three upvc double glazed windows to the rear elevation which enjoy a South facing aspect. There is a radiator and a TV aerial point.



Kitchen:

3.19m x 1.78m (10'6" x 5'10")

Fitted with a range of modern, contemporary styled wall and base units with complimenting countertops. Integrated into the units are an electric hob and oven with an extractor over. There is plumbing for a washing machine, space for an under counter fridge and two upvc double glazed windows.



Bedroom:

3.44m x 3.17m (11'3" x 10'5")

A double bedroom with radiator and three upvc double glazed windows to the rear elevation.



Bathroom:

1.91m x 1.71m (6'3" x 5'7")

Having a white suite which comprises a bath with an electric shower over, a wash hand basin and a WC. There is a radiator and a upvc double glazed window.



External

To the front of the property there is a communal parking area and to the rear is an area for hanging washing.



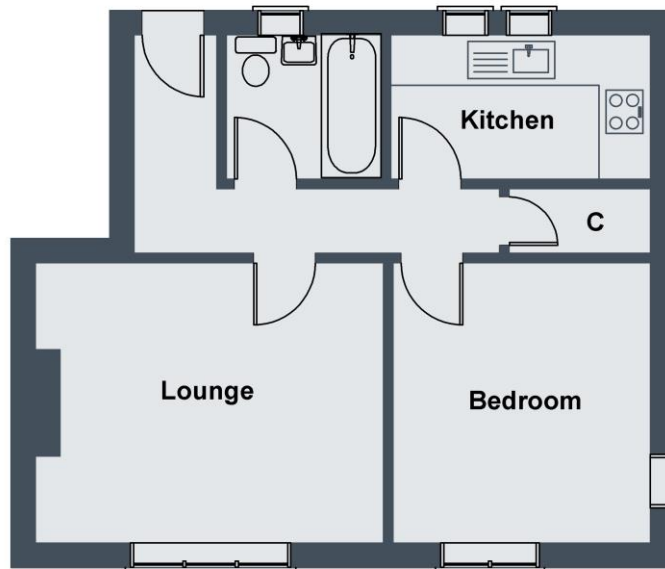
Additional Information

The postcode is DL10 4EZ and we are advised that the Council Tax Band is A.

The gas central heating boiler is located in the kitchen.

The property is leasehold and is subject to a 125 year lease dated 1993. We are advised that the annual ground rent/service charge is approximately £160

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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.

Produced by Potterplans Ltd. 2017



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.