



32 Gilling Road, Richmond

Offers in the Region of £315,000

Fully refurbished to a particularly high standard and having a fresh and contemporary feel, this most impressive semi detached house offers generous living spaces which are complimented with low maintenance terrace gardens that enjoy the sun throughout the day. To the ground floor there is a living room, a dining room, a well appointed kitchen, a study area, a utility and a shower room. The first floor comprises three bedrooms and a modern shower room. Externally there is driveway parking, two garages and the low maintenance gardens. Being offered to the market CHAIN FREE, an early viewing is strongly recommended.

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

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Entrance Hallway:

Accessed through a part glazed upvc door, the welcoming hallway has timber flooring, a modern style radiator and under stairs storage.

Living Room:

4.20m x 3.94m

A lovely room with a TV point, a radiator and a upvc double glazed bay window to the front garden.



Dining Room:

3.92m x 2.26m

With ample space for family dining, there is a radiator and a upvc double glazed window.



Study Area:

A great space for a home office and having underfloor heating and a upvc double glazed window.



Breakfast Kitchen:

3.95m x 3.67m

Fitted with a range of quality wall and base units with complementing countertops and soft close fittings. There is a large breakfast bar area with an integrated dishwasher. Integrated into the main units are an induction hob with a contemporary extractor over, double ovens, a fridge and a freezer. There is a radiator and a pair of doors that open out to the rear courtyard.



Utility Area:

With plumbing for a washing machine, a storage cupboard and a door to the rear of the property.

Shower Room:

Fitted with a shower enclosure, a WC and wash hand basin.

First Floor Landing:

With a upvc double glazed window and loft access via a drop down ladder. The loft is fully boarded and has a light.

Bedroom:

3.69m x 3.67m

A double bedroom with built in wardrobes, a radiator and a upvc double glazed window with distant views.



Bedroom:

3.58m x 3.34m

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



Bedroom:

2.41m x 2.10m

With a radiator and a upvc double glazed window.

Shower Room:

2.40m x 1.95m

A well appointed shower room fitted with a WC, a wash hand basin and a shower enclosure with a dual headed shower. There are two upvc double glazed windows and a heated towel rail.

External

The property sits back from the road behind a high fence affording a good deal of privacy. There is a West facing low maintenance terrace garden which enjoys the afternoon and evening sun and has a summerhouse and electric sockets.

To the rear there is driveway parking and two garages.



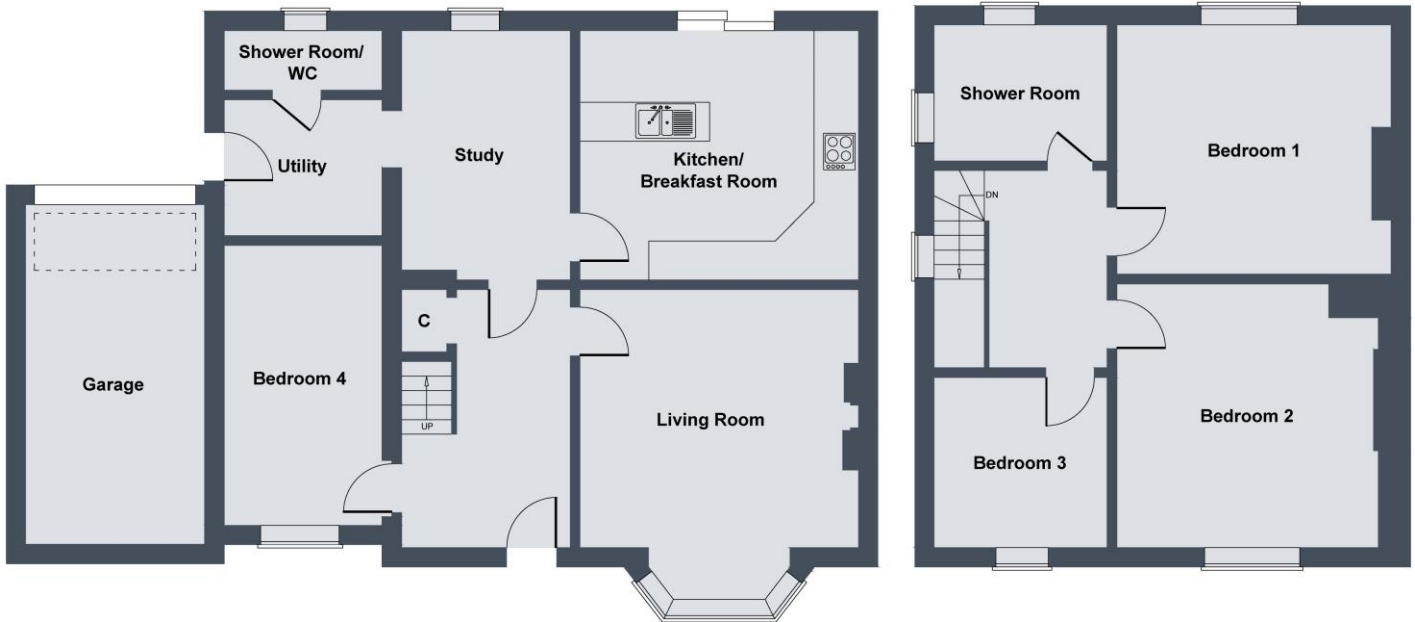
The South East facing courtyard enjoys the morning and afternoon sun and makes the lovely space to relax.



Additional Information

The postcode is DL10 5AA and the Council Tax Band is C. The gas central heating boiler is located in the utility.

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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.

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.