



## 28 Westfields, Richmond

### Offers in Excess of £350,000

In this exclusive and highly regarded part of Richmond, and with an open aspect to the front, this substantial semi detached house makes an excellent family home, with general updating required. To the ground floor the generous living spaces include a large living room, a dining room, a kitchen and a study/playroom, whilst to the first floor are three double bedrooms and a bathroom. Externally, the property has mature gardens and a garage. Such properties in this location rarely come to the market and an early inspection is highly recommended. Offered CHAIN FREE.

Entrance Hall – Living Room – Dining Room – Study/Playroom – Kitchen – Three Double Bedrooms – Bathroom – Gardens – Garage – Driveway Parking.

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

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## **Entrance Hall**

The front porch has a upvc double glazed door and windows to the front, side and into the living room. The tiled floor leads to a second glazed door, leading to the open, welcoming hallway with wooden flooring, which has a radiator, a feature staircase, a dado rail and an understairs cupboard.

## **Living Room**

A lovely bright room having a large upvc double glazed bay window to the front of the property, a Potterton gas fire and a wall heater.



## **Dining Room**

A wonderful space for more formal dining, this room has ample space for a large table, a fire surround with an open fire, coving, built in shelving, a wall heater and feature timber glazed doors to the rear garden.



## **Study/Playroom**

A versatile room, which would make a brilliant study, playroom or snug, with a single glazed window to the side of the property. The Worcester Bosch Combi boiler is in this room.



## **Kitchen**

Fitted with a range of wood style base and wall units with complimenting tiles and worktops, a single glazed window to the side of the property and doors to the pantry and rear garden. Integrated is an electric hob and oven, an under counter fridge and a stainless steel sink with drainer. The pantry contains plumbing for a washing machine, shelving and a window to the rear of the property. With laminate flooring, a radiator and a laundry airer.





### **First Floor Landing**

A double glazed upvc door gives access to the balcony which provides views to the front of the property and of Richmond Castle in the distance. With loft access and doors to the bedrooms and bathroom.

### **Bedroom 1**

A dual aspect double bedroom with a large upvc double glazed bay window to the front of the property, a timber framed window to the side and a radiator.



### **Bedroom 2**

A double bedroom with built in storage, a single glazed window overlooking the rear garden and a radiator.



### **Bedroom 3**

A double bedroom with a single glazed window to the side of the property and a radiator.



### **Bathroom**

Fitted with a white three piece suite comprising a wc, a pedestal wash hand basin and a bath with a Mira shower over. With an airing cupboard, a radiator and a window to the side of the property.



### **External**

The property sits in generous gardens and is set back from the road behind a low wall and a garden with mature borders.

There is a driveway providing off street parking for a number of cars.

The rear garden is mainly lawned, with a patio area, a large garage and an outside wc.

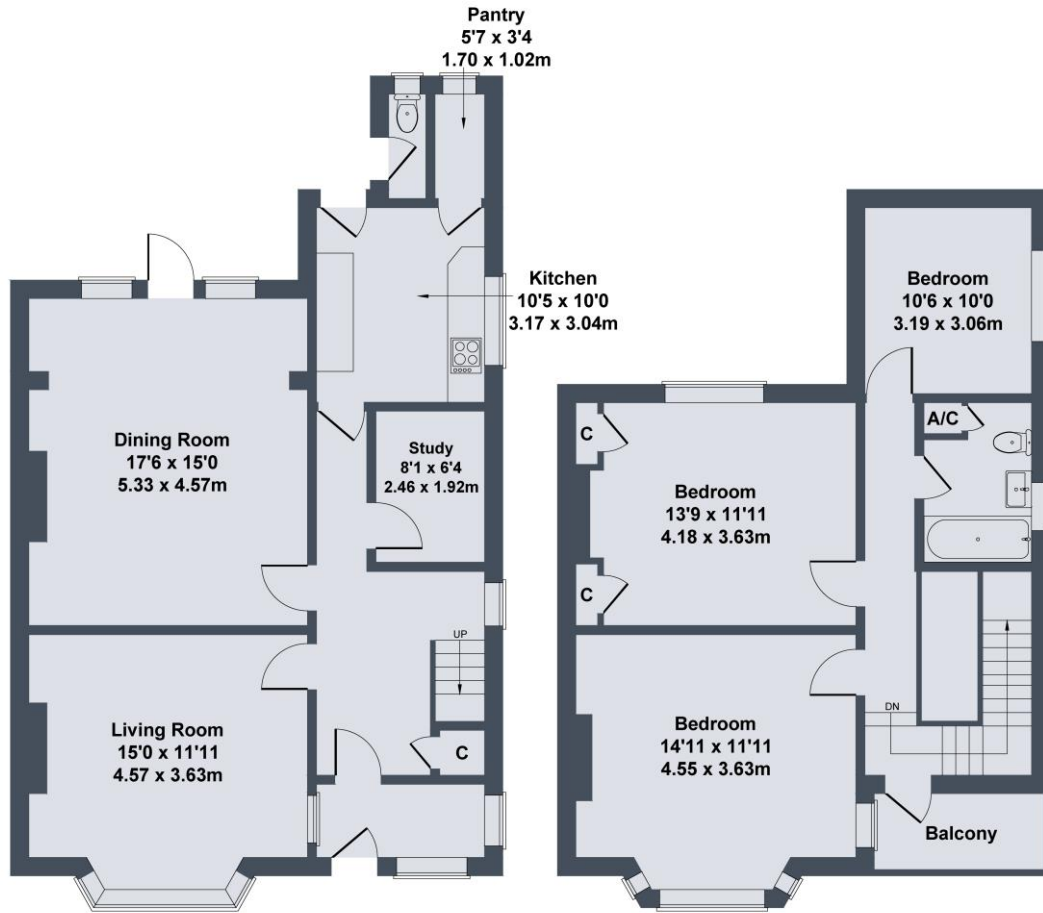


### **Additional Information**

The postcode is DL10 4DD and we are advised that the Council Tax Band is F.



**28 Westfields, 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.

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