



## The Corner House, 49 Hurgill Road, Richmond

Offers in the Region of £214,950

Beautifully presented, and finished to a high standard, this characterful double fronted cottage will appeal to a range of Buyers. To the ground floor there is a quality kitchen diner and a living room with ornamental fireplace. The first floor features three bedrooms and a well appointed bathroom with a separate wc. Externally there is a yard to the front of the property, perfect for enjoying a glass of wine in the evening sun. Viewing is strongly recommended!

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

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## **Entrance Lobby**

The welcoming hallway is accessed via a part glazed composite front door. Doors lead to the living room and kitchen diner, with stairs to the first floor.

## **Living Room:**

A dual aspect room with windows to the front and side of the property. The feature fireplace is the focal point of the room which has original features and wall lighting, creating a cosy space, perfect for relaxing.



## **Kitchen Diner:**

With a range of white shaker style wall and base units, complimenting countertops, and white metro tiled splashbacks.



Integrated is an electric oven and hob with an extractor over, a dishwasher and space for an American fridge freezer. The kitchen provides ample space for a dining table, a utility cupboard with space for coats and an understairs storage cupboard.

## **First Floor Landing:**

The landing is spacious and provides access to the three bedrooms, bathroom and separate wc.

## **Bedroom One:**

A light and airy dual aspect double room, with windows to the front and side, built in wardrobes, a radiator and wall lighting.



### **Bedroom Two:**

A double room with a window to the front of the property and a radiator.



### **Bedroom Three:**

A single room with a window to the front of the property, a radiator and built in storage. The Baxi boiler is located in this room.



### **Bathroom:**

A very well appointed bathroom, comprising a bath with shower attachment, large shower cubicle with dual headed shower over and sink bowl unit with storage. Including a frosted window to the front of the property, a radiator and a heated towel rail.



### **Separate WC:**

Featuring a toilet with a Flory smart electronic bidet seat, sink, heated towel rail and frosted window to the rear of the property.



### **External**

The cottage is set back from the road behind wrought iron railings.

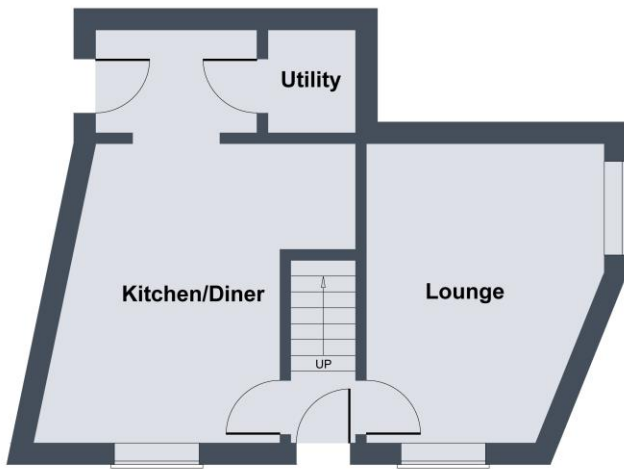
The patio area to the front of the property is a perfect space for a bistro table and enjoying the evening sun.



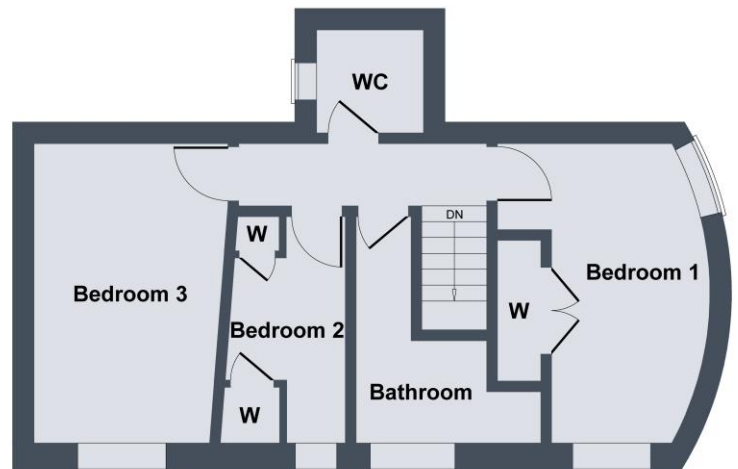
### **Additional Information**

The postcode is DL10 4AR, the Council Tax Band is C.

## The Corner House, 49 Hurgill Road, Richmond, DL10 4AR



**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.