



15 Hulse House, Richmond

Offers in the Region of £212,500

Forming part of the highly regarded Garden Village development, this spacious two bed roomed apartment provides a versatile layout comprising two large reception rooms, a kitchen, two double bedrooms and a bathroom. Situated on the second floor, it provides exceptional views over Richmond and beyond. Offered to the market CHAIN FREE, an early inspection is strongly recommended!

Entrance Hall – Living Room – Dining Room – Kitchen - Two Bedrooms – Bathroom – Garage -
Parking

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

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Entrance Lobby:

Accessed via a composite front door, the generous lobby has loft access.

There are two radiators, a TV aerial point, telephone line, wooden flooring and a fireplace which has a timber surround and a marble hearth.

Dining Room:

5.95m x 4.10m

Currently used as a dining room, the reception room provides a large bright room which could instead be used as an additional sitting room. There are two radiators, wooden flooring and two large windows.



Sitting Room:

6.66m x 4.40m

A bright dual aspect room having two large windows to the rear of the property and two windows to the front providing far reaching views over Richmond.



Kitchen:

4.18m x 2.44m

The kitchen is fitted with a range of modern wall and base units under a laminate work surface. Integrated into the units are a one and a half bowl sink with drainer, electric oven, hob and space for a dishwasher, washing machine and fridge freezer. There is a useful breakfast bar seating area, radiator and a window with views to the front.



Bedroom 1:

4.19m x 2.98m

A double bedroom having a radiator and three windows. One to the side and two to the front, giving far reaching views.



Bedroom 2:

2.97m x 2.62m

A double bedroom with a radiator and a window to the front elevation,



Bathroom:

Fitted with a white suite which includes a panelled bath, low level wc and a pedestal wash hand basin. There is a double shower cubicle with Mira shower, recessed ceiling lights and an extractor fan,



External:

The single garage is located in a block of garages to the front of the property and has an up and over door and a parking space to the front.

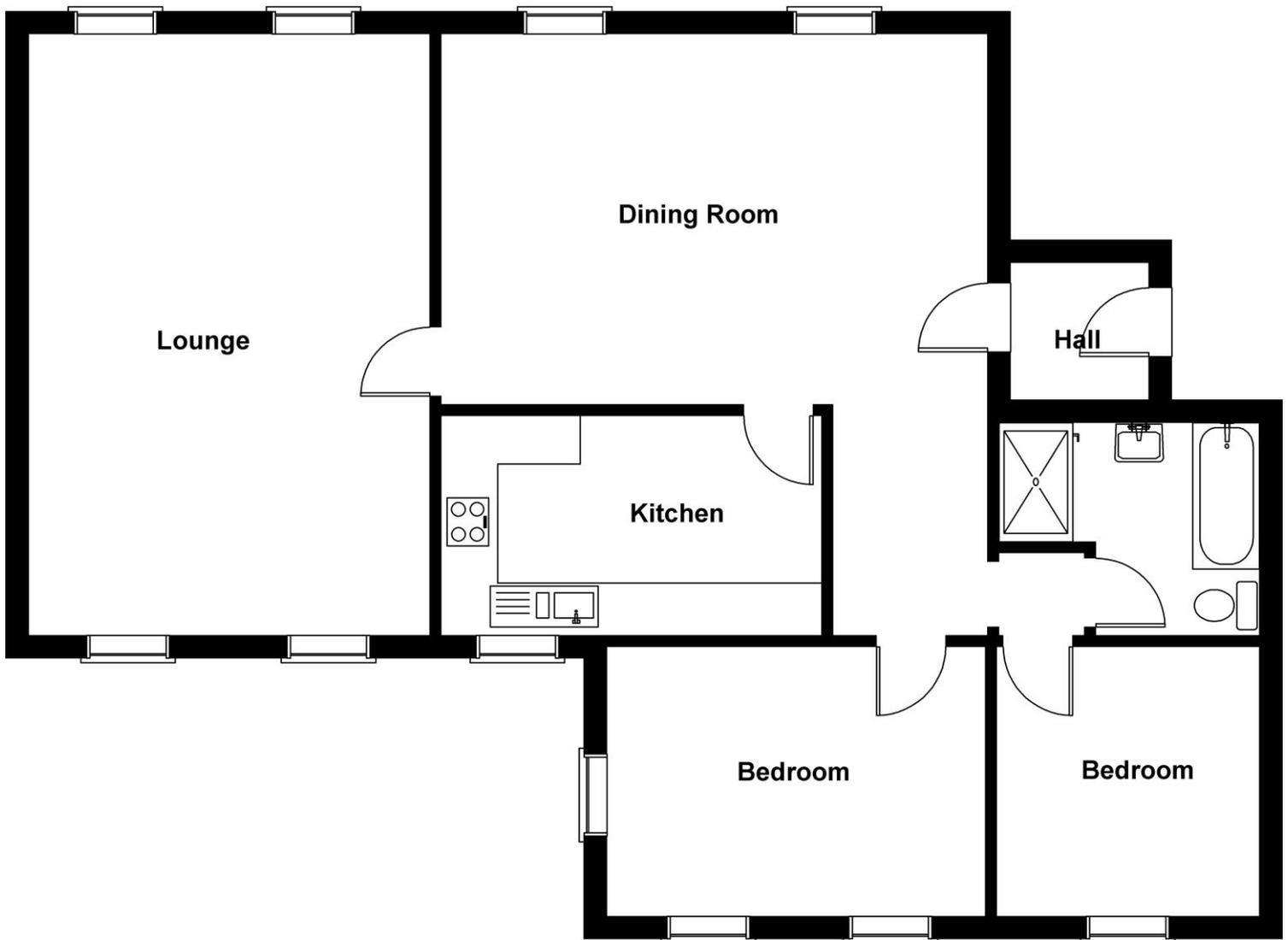


Additional Information

The gas central heating boiler was recently replaced and is located in the kitchen.

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

**15 Hulse House
Richmond**



SKETCH PLAN NOT TO SCALE FOR IDENTIFICATION ONLY
The placement and size of all walls, doors, windows, staircases and fixtures are only approximate and cannot be relied upon as anything other than an illustration for guidance purposes only. No representation has been made by the seller, the agent or PotterPlans
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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.