



36 Bolton Avenue, Richmond

Offers over £315,000

In this very popular location, conveniently positioned for the town centre and with stunning views over Richmond, this versatile three/four bedroomed house is set over three floors and provides generous and flexible living spaces that will appeal to a range of buyers. To the ground floor there is a living room with stunning views, a dining kitchen and a WC. The lower ground floor features three bedrooms and a bathroom and the upper floor comprises an additional reception room which is ideal as a family room or additional bedroom. Externally there is driveway parking, a garage and a low maintenance South facing garden with a seating terrace that enjoys the views. Being offered CHAIN FREE, an early inspection is strongly advised.

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

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Entrance Hall:

Accessed through a part glazed upvc door, the hallway has a radiator, and a feature spiral staircase to the upper and lower floors.

Living Room:

A bright room having a South facing aspect and a large upvc double glazed window that gives stunning views over Richmond. There is a TV point, a radiator, a decorative fireplace with an electric fire and a set of upvc double glazed sliding doors that open out to the South facing terrace.



The terrace makes an excellent space for relaxing, having superb views over Richmond. Steps lead down to the garden.



Dining Kitchen:

With space for family dining, the kitchen is fitted with a generous range of wall and base units with complimenting countertops.



There is an electric cooker, a washing machine, an under counter fridge, and doors to the garage and front of the property. The upvc double glazed window gives views over Richmond.

The **Garage** has a roller door, useful storage units and workbenches and a window.

Cloakroom:

With a WC and wash hand basin.

Upper Floor:

A large room currently used as a home office, but equally great as a family room or double bedroom. It has a radiator and a upvc double glazed window with far reaching views over Richmond. There is a large walk in storage cupboard that may have the potential to be an ensuite.



Lower Ground Floor Hallway:

With a radiator and a built in storage cupboard.

Bedroom 1:

A double bedroom with a range of fitted furniture, a TV point, a radiator and a South facing upvc double glazed window.



Bedroom 2:

A double bedroom with a radiator, a TV point and a upvc fully glazed door leading out to the garden.



Bedroom 3:

With a radiator and a upvc double glazed window.

Bathroom:

The well appointed bathroom has a matching suite that comprises a jacuzzi bath with a shower attachment, a WC, a wash hand basin and a shower cubicle with a Mira shower.



External

The property sits back from the road behind a driveway and a garden with planted borders.

The South facing rear garden is low maintenance and features a patio seating area and a timber garden room.



The seating terrace makes the most of the South facing aspect and views.



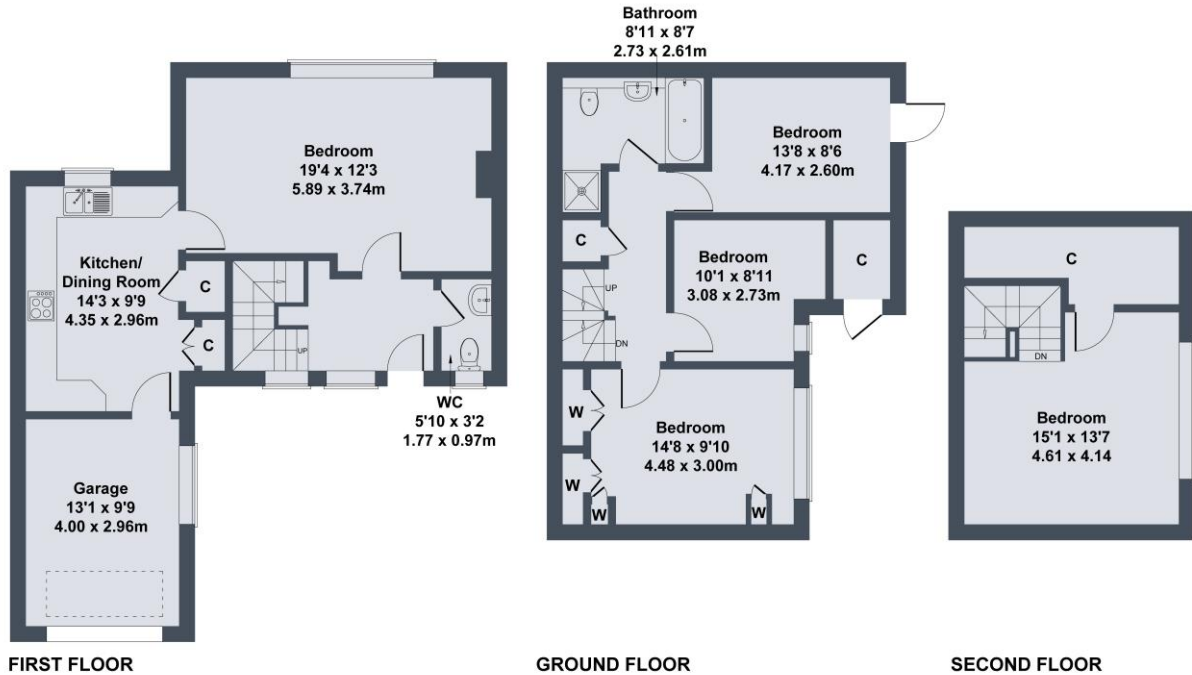
Additional Information

The postcode is DL10 4BA and the Council Tax Band is D.

The Potterton gas central heating boiler is located in the store room on the upper floor.



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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.

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