



## 47 Hurgill Road, Richmond

Offers in the Region of £225,000

Conveniently positioned a short walk into the Market Place, this three bedroomed mid terraced property is full of character and has been fully refurbished by the current owner resulting in a first class property that will appeal to a range of buyers. To the ground floor there is a living room and a dining kitchen, with the first floor having two bedrooms and a modern bathroom. The second floor features a double bedroom. Externally there is a South facing patio garden making a lovely space for relaxing. An early inspection is strongly recommended!

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



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## **Entrance Hall:**

Accessed through a part glazed timber door the welcoming hallway features exposed floorboards, a radiator and a useful under stairs cupboard.

## **Living Room:**

Having a large upvc double glazed window to the front of the property, exposed floorboards, a TV point, a radiator and a fireplace recess with a stone hearth and a timber lintel over.



An archway leads to the dining kitchen.



## **Dining Kitchen:**

With ample space for a table, the kitchen is fitted with a range of wall and base units with complimenting countertops and decorative tiling upstands.



There is a range cooker with a feature brick arch over, plumbing for a washing machine, space for a fridge freezer and a upvc double glazed window to the rear of the property.



The dining area has a radiator, and a door to the garden.



**First Floor Landing:**

With a radiator and a upvc double glazed window with timber shutters.

**Bedroom:**

A double bedroom with a radiator, a telephone point, exposed floorboards and a upvc double glazed window to the front of the property.

**Bedroom:**

With a radiator and a upvc double glazed window to the rear of the property.

**Bathroom:**

Fitted with a white suite that comprises a bath with a Mira electric shower over, a WC and a wash hand basin.



There is a traditionally styled radiator and a upvc double glazed window.

**Second Floor Landing:**

With a roof window giving natural light.

**Bedroom:**

A double bedroom having Velux roof windows to the front and rear of the property, eaves storage, a TV point and a radiator.

**External**

To the rear of the property there is a lovely South facing patio garden which has well stocked mature borders.

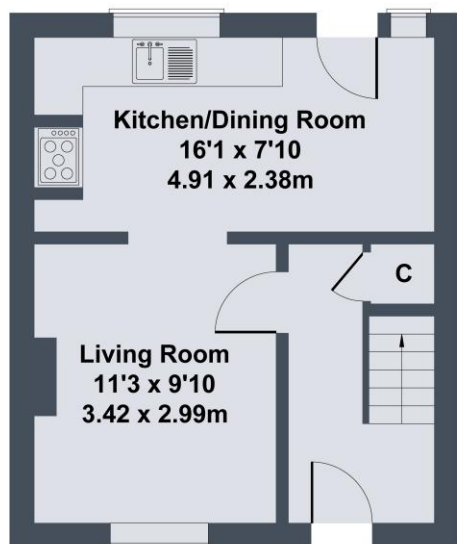
**Additional Information**

The postcode is DL10 4AR and the Council Tax Band is B.

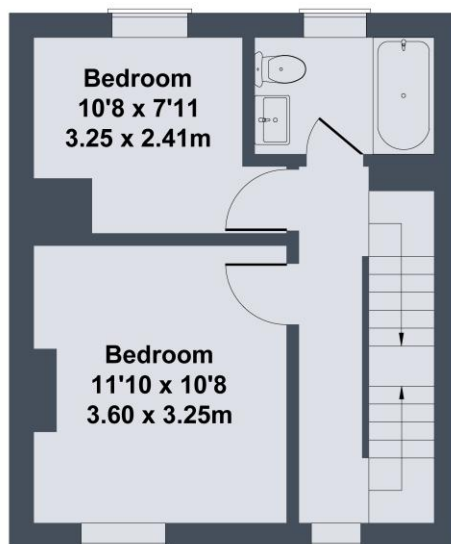
The Ideal gas central heating boiler is located in the kitchen.



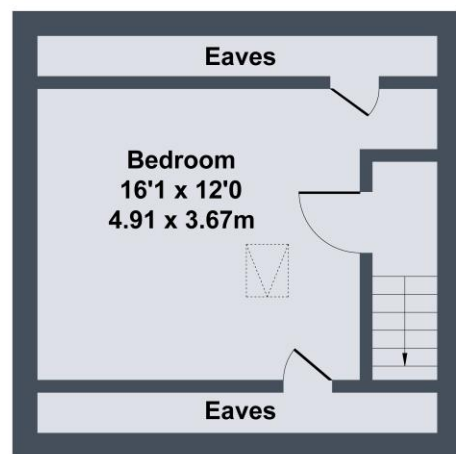
**47 Hurgill Road, Richmond, DL10 4AR**



**GROUND FLOOR**



**FIRST FLOOR**



**SECOND 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.