



**3 Rimington Avenue, Richmond**  
**Offers in the Region of £325,000**

Conveniently positioned for the Town Centre and sitting in an elevated position affording a good level of privacy, this generously proportioned semi detached property offers fantastic scope for any buyer to create a first class home. To the ground floor there is a living room, a dining room, a kitchen and a cloakroom, with the first floor having four bedrooms and a bathroom. Externally there are mature gardens to the front and rear and a garage. With scope for general updating an early inspection is strongly recommended!

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

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## Entrance Hall:

Accessed through a timber door, the generous hallway has a number of period features including a circular window to the front of the property and original timber wall panelling. There is a radiator, under stairs storage, space for hanging coats and a boiler room housing the oil boiler.



## Living Room:

A large room having a fireplace, two radiators, a TV point and a bay window to the front with woodland views.



## Dining Room:

With ample space for family dining, there is a radiator, built in storage cupboards and a window to the rear overlooking the garden.

## Kitchen:

Fitted with a range of units with complimenting countertops. Integrated into the units are an electric hob, and an eye level oven. There is plumbing for a washing machine, a radiator and two windows to the rear overlooking the garden.

## Rear Lobby:

With a door to the side of the property.

## Cloakroom:

Fitted with a WC.

## First Floor Landing:

The generous landing has a window to the side of the property and an airing cupboard with shelving.

## Bedroom 1:

A large double bedroom with a radiator and a bay window to the front of the property with secondary glazing.



## Bedroom 2:

A double bedroom with a radiator, a sink unit and a window to the rear with secondary glazing.

## Bedroom 3:

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

### **Bedroom 4:**

With a radiator and two windows with secondary glazing.

### **Bathroom:**

Fitted with a white suite that comprises a bath, a WC and a wash hand basin. There is a radiator and two windows to the rear of the property with secondary glazing.

### **External**

The property sits in an elevated position behind a well stocked mature garden affording a high degree of privacy, and giving views of mature woodland.

There is a garage with an up and over door.

The South facing rear garden enjoys the sun throughout the day. It is terraced and features well stocked mature beds and a number of fruit trees.

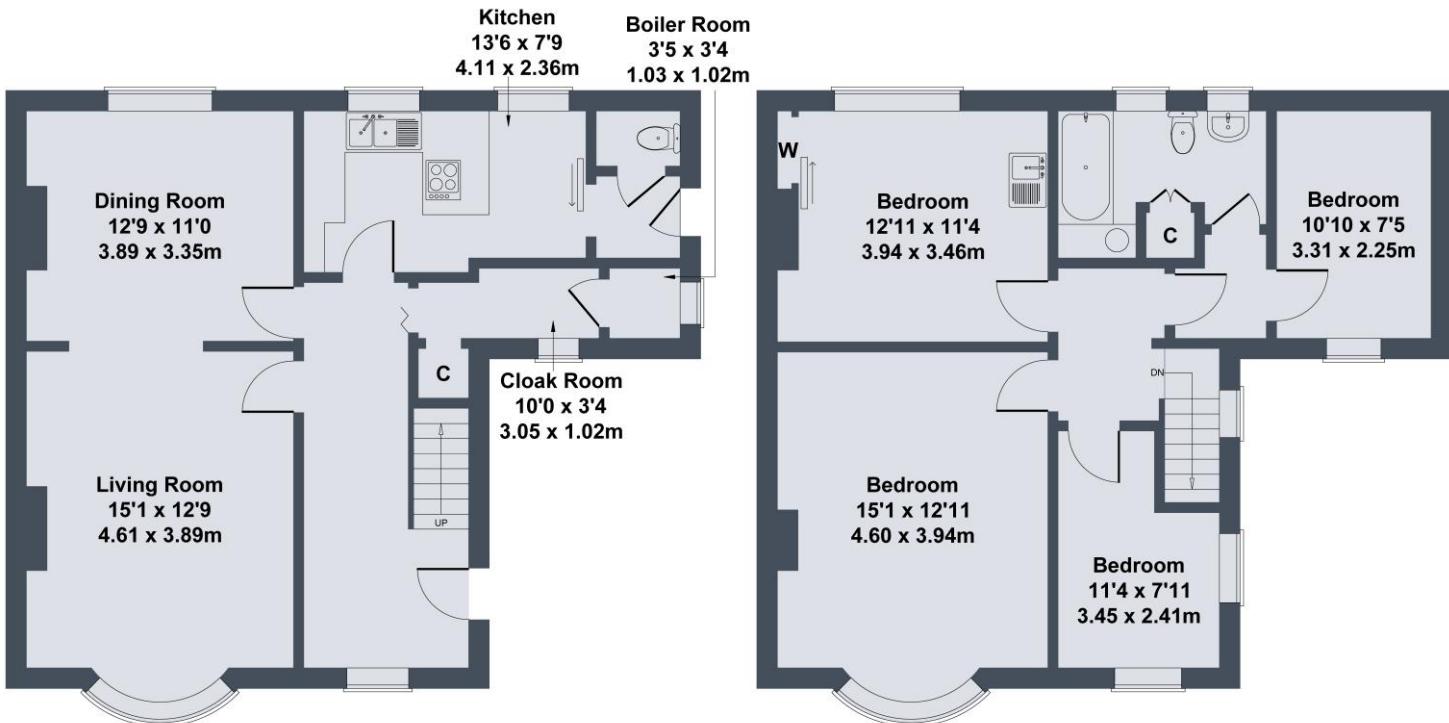


### **Additional Information**

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



## 3 Rimmington Avenue, Richmond, North Yorkshire, DL10 4LJ



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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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.