



9 Walkerville Road, Colburn

Offers in the region of £185,000

Forming part of this very popular development, this very well presented semi-detached house will appeal to a range of buyers including first time buyers and investors. The well planned accommodation features a living room, a dining kitchen and a cloakroom to the ground floor, whilst to the first floor there are three bedrooms, the master having an ensuite shower room, and a family bathroom. Externally is a low maintenance West facing garden and parking for two cars. Being offered CHAIN FREE, an early inspection is strongly advised.

Entrance Hall – Living Room – Dining Kitchen – Cloakroom – Three Bedrooms – En-suite Shower Room - Bathroom – Garden – Designated Parking.

Greyfriars 15 King Street Richmond North Yorkshire DL10 4HP

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Entrance Hall:

Accessed via a part glazed door, the hallway has a radiator and stairs to the first floor.

Cloakroom:

Fitted with a WC, a wash hand basin, a radiator and having a upvc double glazed window.

Living Room:

4.36m x 3.68m

Featuring a upvc double glazed window to the front of the property, a radiator, a TV point and a useful under stairs storage cupboard.



Dining Kitchen:

4.67m x 2.67m

A bright room which provides ample space for dining.



The **Kitchen** is fitted with a range of wall and base units with complimenting worksurfaces. Integrated into the units are a gas hob and an electric oven with an extractor over. There is plumbing for a washing machine and a dishwasher, space for an American style fridge freezer, a sink with a flexible mixer tap and a upvc double glazed window overlooking the rear garden.



The **Dining Area** has a radiator, a storage cupboard and a pair of fully glazed doors which flood the room with light and open onto the rear garden.



First Floor Landing

With loft access and a useful storage cupboard. The loft has been part boarded and has ladders and a light.

Bedroom 1:

3.69m x 2.71m

A double bedroom which has a range of fitted wardrobes, a built-in cupboard, a radiator and a upvc double glazed window to the front of the property.



The **Ensuite** has a shower cubicle with a Mira shower, a WC and a wash hand basin. There is a heated towel rail and a upvc double glazed window.

Bedroom 2:

2.78m x 2.29m

Having a radiator and a upvc double glazed window overlooking the rear garden.

**Bedroom 3:**

2.30m x 1.83m

With a radiator and a upvc double glazed window overlooking the rear garden.

Bathroom:

1.84m x 1.81m

Fitted with a white suite which comprises a panelled bath with a shower over, a WC and a wash hand basin. There is a radiator and a upvc double glazed window.

**External**

To the front the property has a small low maintenance forecourt.

A gated path to the side leads to the low maintenance West facing rear garden. Enjoying the afternoon and evening sun, it has an artificial lawn, a summerhouse and a gate to the side path.



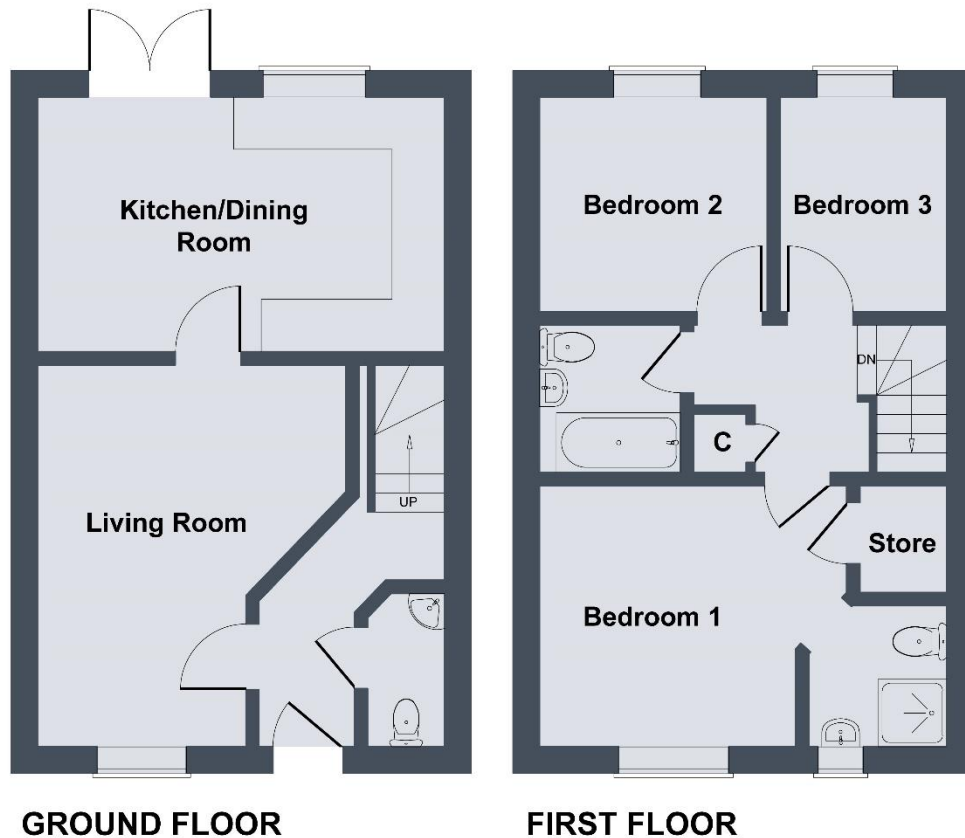
To the rear there are two designated parking spaces.

**Additional Information:**

The postcode is DL9 4WG and we are advised that the Council Tax Band is C.

The gas central heating boiler is located in the kitchen.

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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.

Produced by Potterplans Ltd. 2019

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.