



## 30 Alexandra Way, Richmond

### Offers in the region of £195,000

Very well presented, and forming part of this very popular development, this three bedroomed property will appeal to a variety of buyers. Perfect as a first time home, or those looking to downsize, it features a living room and a fantastic open plan dining kitchen to the ground floor, whilst to the first floor there are three bedrooms and a bathroom. Externally there are gardens to the front and rear and communal parking is close by.

Entrance Hall– Living Room – Dining Kitchen – Cloakroom - Three Bedrooms – Bathroom –  
South Facing Garden and Patio – Communal Parking

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

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## **Entrance Hall:**

Accessed from the garden through a part glazed door, the hallway has a radiator and a useful understairs storage area.

## **Living Room:**

4.65m x 3.59m

A generous room having a large upvc double glazed window overlooking the rear South facing garden. There is a radiator, a TV point and a fireplace with a stove effect electric fire.



## **Dining Kitchen:**

6.56m x 2.86m

The large dining kitchen naturally divides into two separate areas.



The impressive **Kitchen** is fitted with a range of quality wall and base units with complimenting worksurfaces.

Integrated into the units are an electric hob and oven with an extractor over, a dishwasher, a washing machine and a fridge freezer. There is a radiator and a window to the front of the property.



The **Dining Area** provides ample space for family dining and has a radiator, and a pair of upvc double glazed doors that open out to the garden.



## **Cloakroom:**

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

## **First Floor Landing:**

With a upvc double glazed window, an airing cupboard and loft access.

## **Bedroom:**

3.85m x 2.95m

A double bedroom with a radiator, a useful storage cupboard, a TV point and a upvc double glazed window overlooking the rear garden.





**Bedroom:**

3.54m x 3.29m

A double bedroom with a range of fitted wardrobes, a radiator and a upvc double glazed window overlooking the rear garden.



**Bedroom:**

3.23m x 1.93m

With a radiator and a upvc double glazed window.



**Bathroom:**

2.36m x 1.58m

Fitted with a modern white suite that comprises a panelled bath with an electric shower over, a WC and a wash hand basin. There is a heated towel rail and a upvc double glazed window.



**External**

To the front the property sits behind a lawned garden and planted borders. There is a useful store cupboard and a covered entrance.

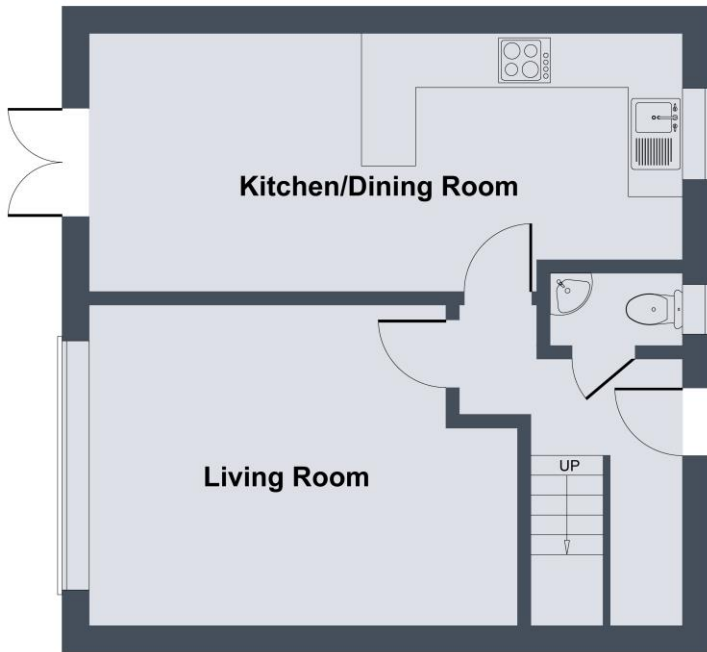
The South facing rear garden is mainly lawned with mature borders. There is a paved seating area and a garden store.

**Additional Information**

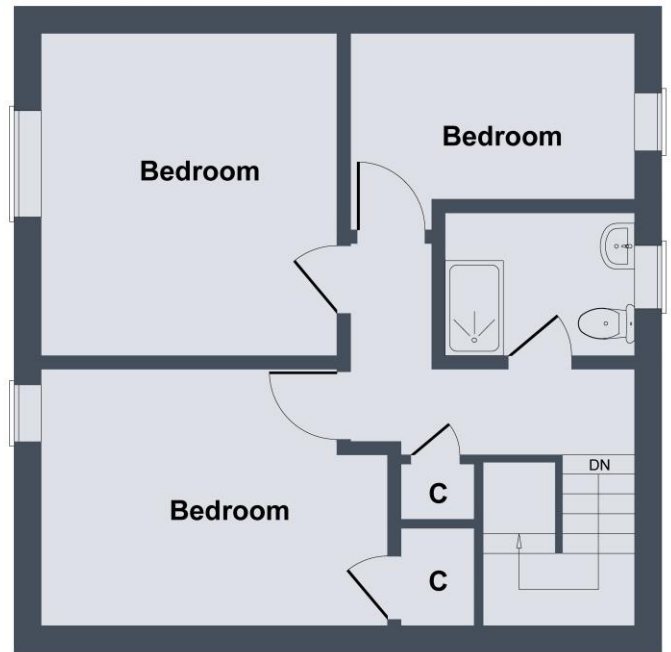
The postcode is DL10 4PT and the Council Tax Band is B.

The gas central heating boiler is located in the loftspace.

## 30 Alexandra Way



**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.

Produced by Potterplans Ltd. 2020

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.