



48 Ronaldshay Drive, Richmond

Offers in the region of £267,000

Ideally located, a short walk from all the schools, this three bedroomed house is an ideal family home and is ready to move into! To the ground floor is an open plan living area, a modern kitchen and a cloakroom, whilst to the first floor are three bedrooms and a recently fitted shower room. Externally there is driveway parking and a lovely South facing garden. An early inspection is strongly advised!

Entrance Hall – Open Plan Living Area – Kitchen – Cloakroom – Three Bedrooms – Bathroom – South Facing Garden – Garage – Driveway Parking

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

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Entrance Hall:

Accessed via a recently fitted composite door, the hallway provides an ideal space for outdoorwear and has a radiator and a telephone point.

Cloakroom:

Having a modern white suite that comprises a recently fitted WC and a wash hand basin. There is also a upvc double glazed window.

Living Room:

5.34m x 3.06m

A lovely bright living room which features a large upvc double glazed window overlooking the South facing garden. There is a radiator, a TV point and a fireplace with a marble surround and hearth.



Dining Area:

4.09m x 2.74m

Providing ample space for family dining, it has a radiator, a upvc double glazed window and a large storage cupboard.



Kitchen:

3.20m x 3.12m

Featuring a range of quality, cream coloured wall and base units featuring soft close fittings, with complementing worksurfaces. Integrated into the units are a Neff gas hob, a Hotpoint electric oven, and a fridge freezer. There is under pelmet lighting, and a set of upvc sliding doors that open onto the garden.



First Floor Landing

With a upvc double glazed window and an airing cupboard.

Bedroom 1:

3.72m x 3.26m

A double bedroom with a radiator, loft access and a upvc double glazed window to the rear having far reaching views.



Bedroom 2:

3.88m x 2.57m

A double bedroom with a radiator and a upvc double glazed window with distant views.



The South facing rear garden enjoys the sun throughout the day and features a large paved seating area. Steps lead down to an area of lawn with mature planting.



Bedroom 3:

2.96m x 2.22m

With a radiator and a upvc double glazed window.

Shower Room:

Recently renovated, this modern shower room comprises a large walk in shower cubicle, a sink and wc unit and a radiator.



The generous **Garage** (6.44m x 3.62m) features an electric up and over door, a door to the garden and a window.

Additional Information

The postcode is DL10 5BW and we are advised that the Council Tax Band is C.

The Worcester gas central heating boiler is located in the airing cupboard. It was fitted in April 2019 and has a 10 year warranty.

External

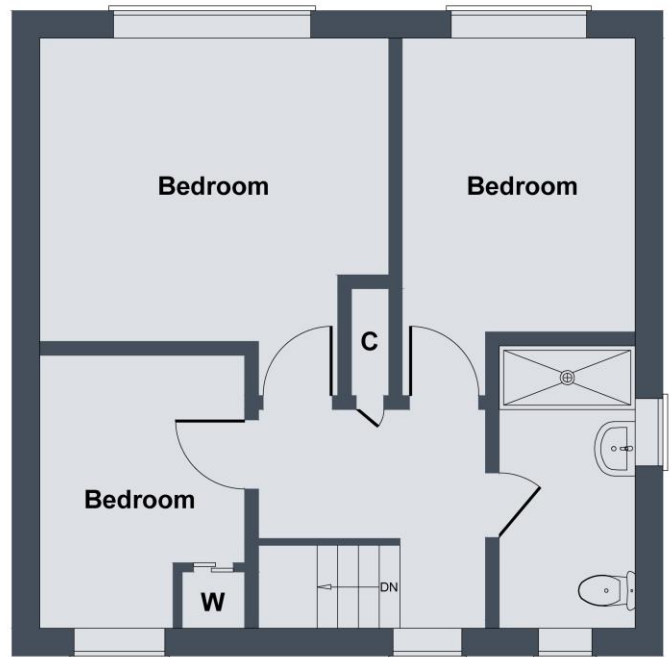
To the front the property features a neat lawned garden and a driveway providing off street parking.



48 Ronaldshay Drive



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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