



## 37 Ronaldshay Drive, Richmond

Offers in the region of £244,950

Sitting in a slightly elevated position in this popular location, this three bedroomed semi detached house is beautifully presented and makes a fantastic home. With contemporary styling and finished to a very good standard, it features a high quality kitchen, a large open plan living area and a cloakroom to the ground floor, with three bedrooms and a modern bathroom to the first floor. Externally there is driveway parking, a garage and a low maintenance rear garden. An early inspection is strongly recommended!

Entrance Lobby – Open Plan Living Area – Kitchen – Cloakroom - Three Bedrooms – Bathroom – Garden – Garage – Driveway Parking.

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

# 37 Ronaldshay Drive, Richmond

Sitting in a slightly elevated position in this popular location, this three bedroomed semi detached house is beautifully presented and makes a fantastic home. With contemporary styling and finished to a very good standard, it features a high quality kitchen, a large open plan living area and a cloakroom to the ground floor, with three bedrooms and a modern bathroom to the first floor. Externally there is driveway parking, a garage and a low maintenance rear garden. An early inspection is strongly recommended!

## **Entrance Lobby:**

Accessed from the side of the property through a part glazed upvc door with glazed side panels.

## **Living Room:**

5.30m x 4.24m

A large open plan room which provides ample space for a relaxed seating area and for family dining.



The room is flooded with light through the large upvc double glazed window which benefits from a South facing aspect. There is a fireplace with a marble surround and electric fire, a radiator and a TV aerial point.



## **Kitchen:**

3.49m x 3.33m

A fantastic kitchen, finished to the highest of standards.

It is fitted with a range of quality wall and base units which feature soft close fittings and are complimented with white, marble effect quartz countertops.



Integrated into the units are a gas hob, an eye level electric oven, a dishwasher, a wine fridge and an under counter fridge. The upvc double glazed window overlooks the rear garden and a door gives access to the rear of the property.



## **Cloakroom:**

Fitted with a WC with integrated wash hand basin.

## **First Floor Landing:**

With loft access.

## **Bedroom:**

4.24m x 3.87m

A double bedroom flooded with light through the South facing upvc double glazed window which gives far reaching views.



There is a range of fitted wardrobes, a TV point, a radiator and electric blinds to the window.



**Bedroom:**

3.35m x 2.18m

A double bedroom with a built in wardrobe, a radiator and a upvc double glazed window.



**Bedroom:**

2.81m x 2.63m

With a radiator, a built in cupboard and a upvc double glazed window overlooking the rear garden.

**Bathroom:**

2.03m x 1.72m

A modern, contemporary styled bathroom which is fitted with a white suite that comprises a bath with a dual headed shower over, a WC and wash hand basin. There is a heated towel rail and a upvc double glazed window.



**External**

The property sits back from the road in an elevated position behind a low maintenance garden.

The driveway provides off street parking for two cars.

The **Garage** (5.50m x 2.39m) has an up and over door and a personnel door to the side. The current owner uses the garage as a utility area with plumbing for a washing machine and storage units. If someone wanted to use it as a garage these could easily be removed.

The low maintenance, private rear garden features a decked seating area which is a real suntrap and enjoys the sun throughout the day. There is a small lawn and mature planted borders.



**External**

The postcode is DL10 5BN and the Council Tax Band is C.

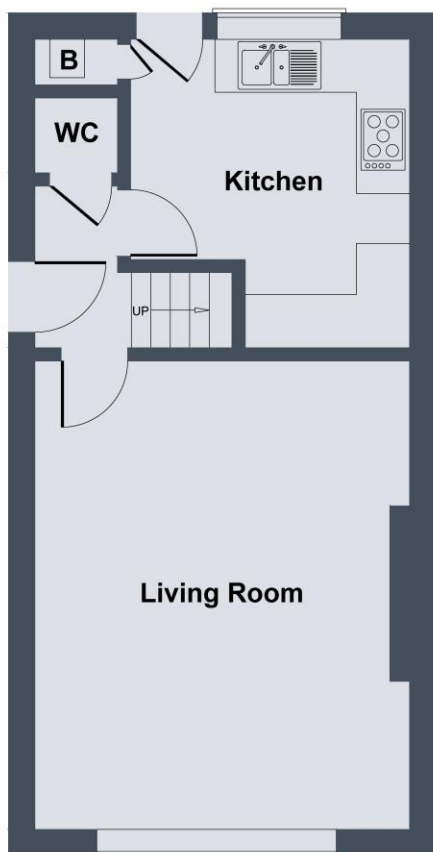
The gas central heating boiler is located in the kitchen.



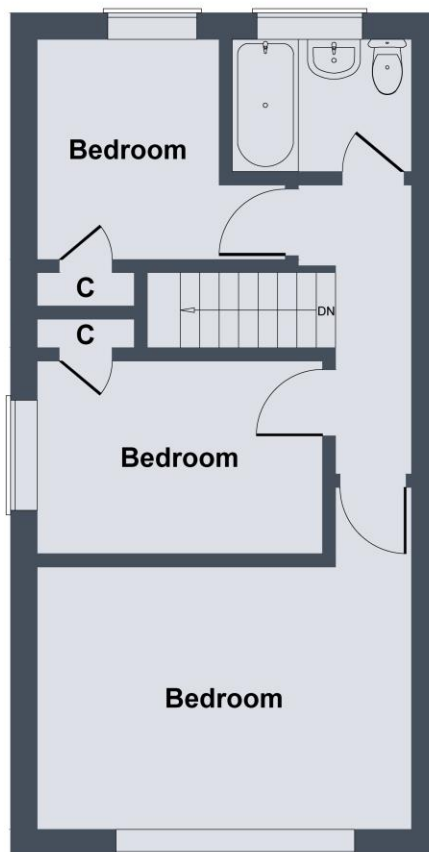
**Additional Information**

With the benefit of Planning Permission for Proposed External Link and Renovations to Detached Garage to create Utility Space. More information can be found at [www.northyorks.gov.uk](http://www.northyorks.gov.uk) under Decision No. ZD24/00212/FULL

## 37 Ronaldshay Drive, Richmond



**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. 2024

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.