



## 30 Springfield, Skeeby

Offers in the Region of £269,950

Forming part of this very popular and highly regarded development and having been fully refurbished to the highest of standards throughout, this most impressive three bedroomed semi detached dormer bungalow offers a versatile and flexible layout that will appeal to a range of buyers. To the ground floor there is a high quality kitchen, a living room, a garden room, a large double bedroom, a bathroom and a shower room, with the first floor having two bedrooms. Externally there is driveway parking, a garage and a South facing rear garden. An early inspection is strongly advised!

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

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## **Kitchen:**

3.87m x 2.76m

The recently upgraded kitchen is fitted with a range of contemporary, quality units that are complimented with granite worksurfaces. Integrated into the units are a gas hob with an extractor over, an eye level oven, a fridge and a freezer. There is plumbing for a washing machine and a dishwasher, a Belfast sink, a modern styled radiator, tiled flooring and a upvc double glazed window. A upvc stable style door gives access to the side of the property.



## **Living Room:**

4.29m x 3.21m

Having a upvc double glazed window to the garden, two radiators, a stone tiled floor and a set of sliding doors opening into the garden room.



## **Garden Room:**

3.21m x 3.13m

A upvc double glazed garden room which benefits from a South facing aspect and provides a lovely space for enjoying the garden. There is a radiator and a set of sliding doors to the garden.



## **Bedroom:**

4.96m x 3.35m

A large double bedroom which features timber wall panelling, a TV point a radiator and a upvc double glazed window.



## **Bathroom:**

2.06m x 1.78m

Recently upgraded with a modern white suite that comprises a bath with a dual headed shower over, a WC and a wash hand basin.

There is a heated towel rail and a upvc double glazed window.



### **Shower Room:**

1.77m x 1.71m

With a walk in shower enclosure fitted with a dual headed shower, a WC, a wash hand basin and a heated towel rail.



### **Bedroom 2:**

4.09m x 2.98m

A double bedroom with a radiator, a built in wardrobe and a upvc double glazed window to the rear with distant views.



### **Bedroom 3:**

3.95m x 1.98m

With a built in wardrobe, a radiator, a feature window to the side and a upvc double glazed window to the rear with distant views.



### **External**

The property sits back from the road behind a neat lawned garden and a driveway providing off street parking. There is a water tap and electric sockets.

The **Garage** (5.30m x 3.40m) has an up and over door, and a door to the garden.

The South facing rear garden enjoys the sun throughout the day. It is mainly lawned and has a private seating area.



### **Additional Information**

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

The Baxi gas central heating boiler was installed in 2022 and is located in the kitchen.

**30 Springfield, Skeeby, DL10 5DY**



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. 2023

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.