



## 3 Fieldings Yard, Richmond

Offers in the Region of £199,950

Beautifully presented, and finished to the highest of standards, this most impressive cottage has been fully refurbishing by the current owners, resulting in a first class property that will appeal to a range of buyers. To the ground floor there is an open plan living area that comprises a quality kitchen and a seating area with a log burning stove. The first floor features a large double bedroom with a very well appointed ensuite shower room. Externally there is driveway parking, a garage and a patio area that enjoys the sun. Being offered to the market CHAIN FREE, an early inspection is strongly advised!

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

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## **Open Plan Living Area:**

5.29m x 4.04m

Accessed through a upvc door, the generous ground floor comprises a quality kitchen and a relaxed seating area.



The **Kitchen** is fitted with a range of contemporary styled wall and base units with soft close fittings and complimenting marble style countertops. Integrated into the units are a Bosch electric cooker and microwave, an electric hob with an extractor over, an under counter fridge and a dishwasher. There is a modern styled radiator, space for a breakfast table and a upvc double glazed window with plantation style shutters.



The **Seating Area** is centred around a log burning stove and features a wall mounted TV point, and upvc double glazed windows to the side and rear of the property with plantation style shutters.



## **Bedroom:**

3.67m x 3.10m

A large double bedroom with a walk in wardrobe, a storage cupboard, a modern styled radiator, loft access, a TV point and two upvc double glazed windows with plantation style shutters.



### **Ensuite:**

The very well appointed ensuite features a large walk in shower with a Grohe shower fitted, a WC and a wash hand basin with storage under and an illuminated shower over.



There is a heated towel rail and a upvc double glazed window with plantation style shutters.



### **External**

The cottage sits in a quiet position on a small cul de sac.

There is a gated driveway providing secure off street parking.

The **Garage** (4.24m x 3.36m) has an up and over door, power and light.

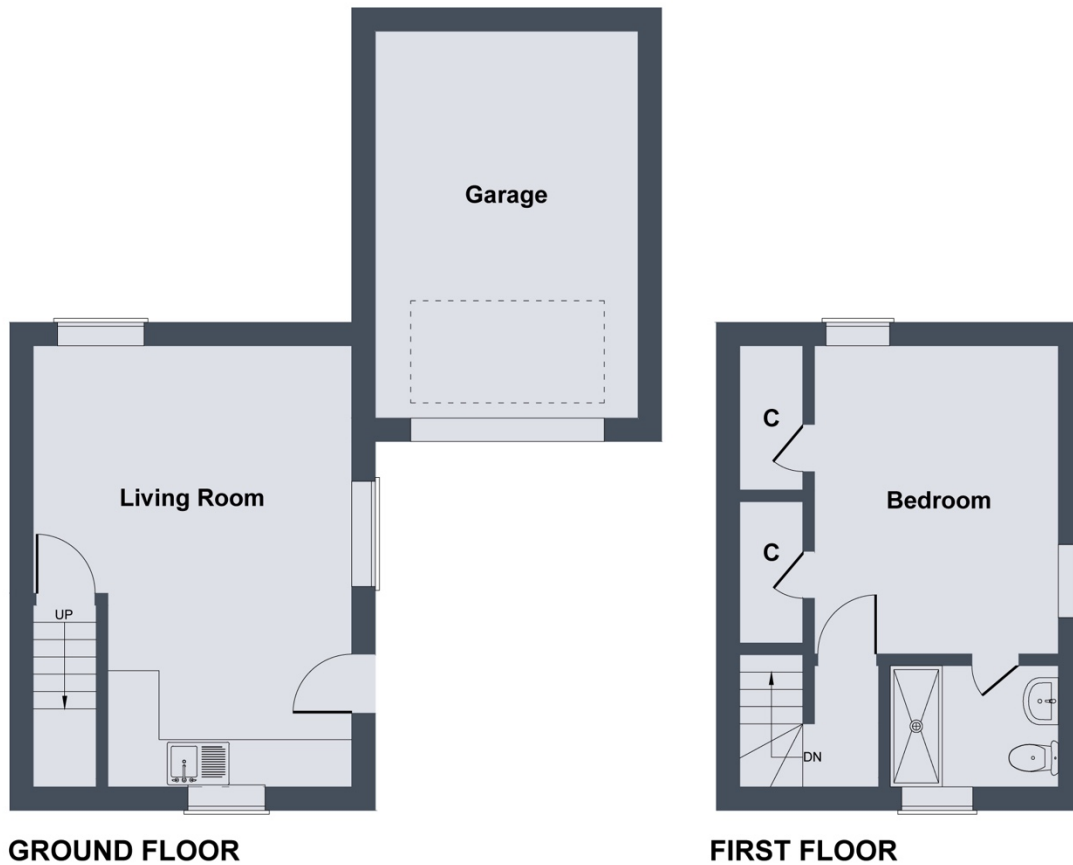
The paved patio provides the ideal space for relaxing and enjoying a morning coffee or an evening glass of wine.



### **Additional Information**

The postcode is DL10 4EY and 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. 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.