



13 Hulse House, The Garden Village, Richmond

Offers in the Region of £225,000

Located in the highly regarded 'Garden Village' conservation area and benefiting from a South facing terrace giving far reaching views, this very nicely presented duplex apartment offers well planned living spaces that will appeal to a range of buyers. To the ground floor there is a dining kitchen and a living room with access out to the South facing terrace. The first floor features two double bedrooms and a modern bathroom. Externally there are well tended communal gardens and a garage with a parking space. Offered to the market CHAIN FREE, an early inspection is strongly advised!

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

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Entrance Lobby and Hallway:

Accessed through a part glazed timber door from the covered lobby, the hallway has a radiator and useful under stairs storage.

Living Room:

A generous and bright room as a result of the South facing aspect.



There is a large sliding sash double glazed window, a part glazed door that leads out to the terrace, a TV point and a radiator.



The South facing terrace enjoys the sun throughout the day and provides far reaching views.



Dining Kitchen:

With ample space for a table, the kitchen is fitted with a range of quality wall and base units with soft close fittings and complimenting countertops. Integrated into the units are a Neff induction hob and a Neff oven/grill with an extractor over.



There is plumbing for a washing machine, space for an under counter fridge and freezer, a radiator and a large double glazed window to the front of the property.



There is useful storage space that runs under the first floor and loft access on the landing.

Bedroom 1:

A large double bedroom having a lovely South facing aspect with far reaching views through two high double glazed windows. There is a radiator and a useful area which the current owner uses as a home office but would also be perfect as a walk in wardrobe or for installing an ensuite (subject to any consents).



Bedroom 2:

A double bedroom with a high double glazed window to the front and a radiator.



Bathroom:

Fitted with a modern white suite that comprises a bath with a shower over, a WC and a wash hand basin. There is a radiator and a double glazed window.



External

To the front of the property there is a large terrace featuring a number of paved seating areas and mature planting. There is a single garage with a block paved parking space in front. The garage has the benefit of an electric connection.



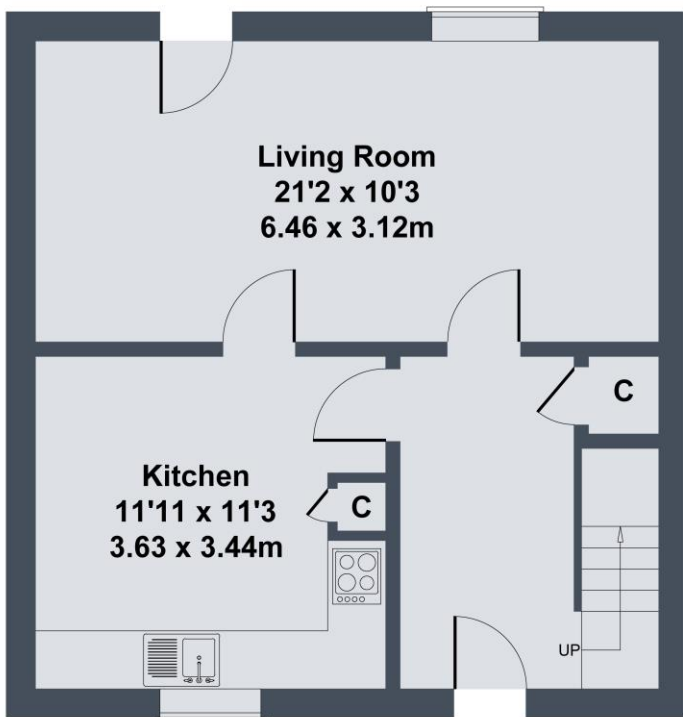
Additional Information

The postcode is DL10 4NS and the Council Tax Band is C.

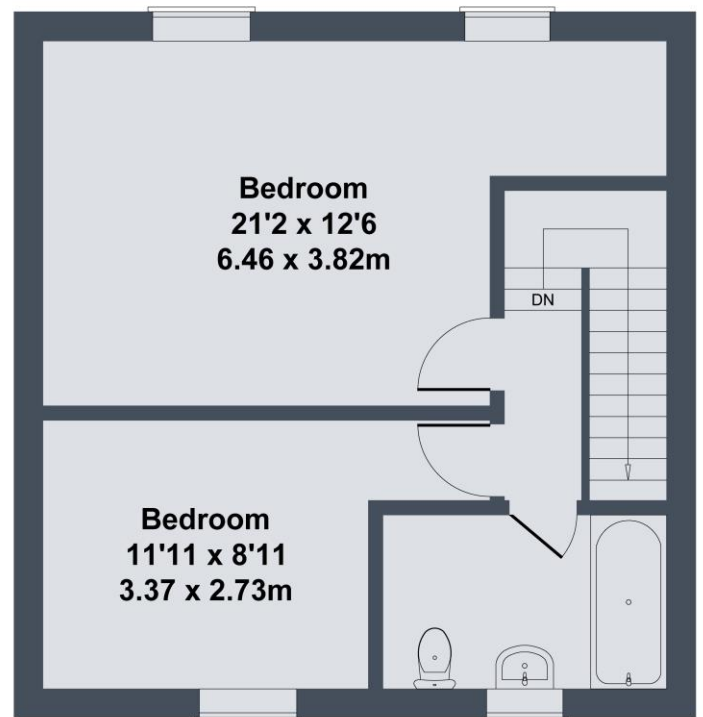
The lease is 999 year, dated 1987.

The apartment is Leasehold with the owners having a share of the Freehold. There is a service charge of £116.22 per month which covers the upkeep of the property and window cleaning. The ground rent is £20 per annum. There is also a service charge of £97.98 per annum which covers and covers the maintenance of the grounds and wall that surrounds the development.

13 Hulse House, Lyons Road, Richmond, DL10 4NS



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.