



8 Haakon Close, Richmond

Offers in the Region of £249,950

Forming part of this quiet cul de sac, conveniently positioned for the Market Place, this nicely presented three bedroomed cottage provides well planned living spaces with the benefit of a mature garden and a garage and will appeal to a range of buyers. To the ground floor there is a living room, a dining kitchen and a cloakroom, with the first floor having three bedrooms and a modern bathroom.

Externally there are gardens to the front and rear and a garage with parking. 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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Entrance Hall:

Having a radiator and decorative floor tiling.

Living Room:

4.27m x 3.89m

A bright room having a double glazed window to the front of the property, a TV point, a radiator and a useful storage cupboard.



Dining Kitchen:

3.51m x 2.66m

With space for a table, the kitchen is fitted with a range of wall and base units with complimenting countertops. Integrated into the units are a gas hob and an electric oven with an extractor over.



There is plumbing for a washing machine, space for a fridge freezer, a radiator and a double glazed window to the rear overlooking the garden.

Rear Lobby:

Having a radiator and a door to the garden.

Cloakroom:

Fitted with a WC, a wash hand basin and a radiator.

First Floor Landing:

With loft access.

Bedroom 1:

3.41m x 2.60m

A double bedroom with a radiator, and a double glazed window overlooking the rear garden.



Bedroom 2:

3.41m x 2.60m

A double bedroom with a TV point, a radiator and a double glazed window.



Bedroom 3:

2.56m x 2.14m

With a radiator and a double glazed window overlooking the garden.



Bathroom:

2.56m x 2.04m

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



External

The property sits in a quiet corner position behind a neat lawned forecourt garden.

The rear garden is mainly lawned with mature and well stocked borders, and there is a paved seating area and a water tap.



The **Garage** (5.34m x 2.49m) is located in a block of garages and has a parking space to the front. It has a roller door and useful eaves storage.

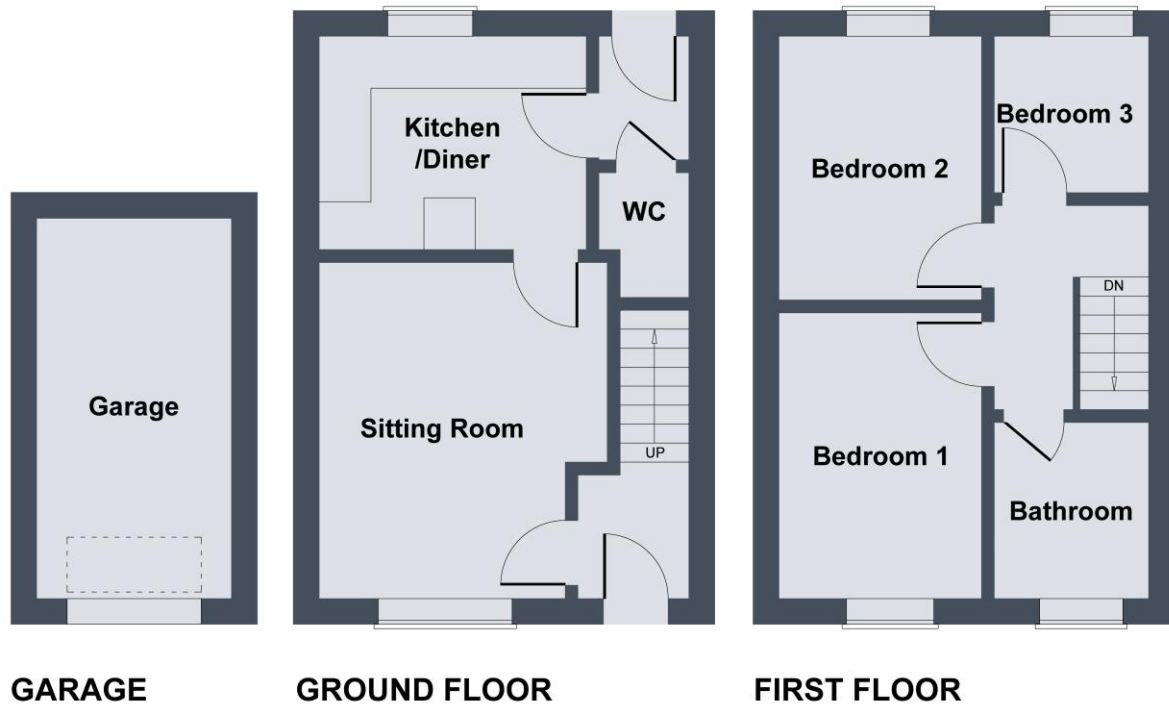
Additional Information

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

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.

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