

20 The Avenue, Richmond



20 The Avenue, Richmond, North Yorkshire.

Offers In The Region of £495,000

Beautifully presented and having been fully refurbished to the highest of standards, this most impressive property is located in this highly regarded part of Richmond and provides a very spacious five bedroomed layout making an excellent family home. To the ground floor there is a living room, a fantastic open plan living area comprising a quality kitchen and a snug, a dining room, a utility room, a shower room and a cloakroom. The first floor features five bedrooms, a bathroom and a shower room. The attic offers excellent potential for further expansion subject to consents. Externally there is driveway parking, a double garage and a private garden. An early inspection is strongly advised to appreciate the quality of the property on offer.



Entrance Lobby:

Accessed through a part glazed upvc door and having two upvc double glazed windows, a radiator and a decorative floor finish.

Hallway:

The welcoming hallway has a radiator, Karndean flooring and a feature staircase to the first floor.

Cloakroom:

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

Living Room:

A lovely, bright room set around a feature fireplace which houses a living flame gas fire. There is a radiator, a TV point and a upvc double glazed bay window with plantation style shutters.

Open Plan Kitchen/Living Area:

A fantastic open plan kitchen perfect for modern family living.

The impressive kitchen is fitted with a range of quality wall and base units with soft close fittings and complimenting quartz countertops which also create an informal dining area. Integrated into the units are Neff appliances including a gas hob with extractor over, an eye level oven and an eye level combination microwave oven. There is a fridge, a freezer, a dishwasher and a large larder cupboard. The upvc double glazed window overlooks the rear garden.

The Snug seating area provides a great space for relaxing.

Dining Room:

Currently used as a dining room, but also ideal as a garden room, there is a radiator and a pair of upvc double glazed doors opening out to the garden.

Utility Room:

With a sink unit, plumbing for a washing machine and doors to the garage and garden.

Shower Room:

Fitted with an electric shower.

Garage:

The large garage has an electric roller door, power and light.



First Floor Landing:

The generous galleried landing has attic access via a retractable ladder. The large attic is fully boarded, has light and a window and has the potential to provide additional living spaces subject to consents.

Bedroom 1:

A double bedroom with a radiator, picture rails and a upvc double glazed bay window to the front of the property.

Bedroom 2:

A double bedroom with a range of freestanding wardrobes, a radiator and a upvc double glazed window.

Bedroom 3:

A double bedroom with a radiator, picture rails and a upvc double glazed window overlooking the garden.

Bedroom 4:

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

Bedroom 5:

With a radiator, picture rails and a upvc double glazed window.





Bathroom:

The well appointed bathroom features a roll top bath, a WC and a wash hand basin. There is a useful storage unit, a radiator and a upvc double glazed window.

Shower Room:

Fitted with a shower enclosure, a WC and a wash hand basin. There is a radiator and a upvc double glazed window.

External

The property sits back from the road behind a block paved driveway and a lawned garden with mature planting giving a good degree of privacy. A gated path to the side leads to the rear garden.

The very private rear garden has mature hedging, a lawn and two patio seating areas.

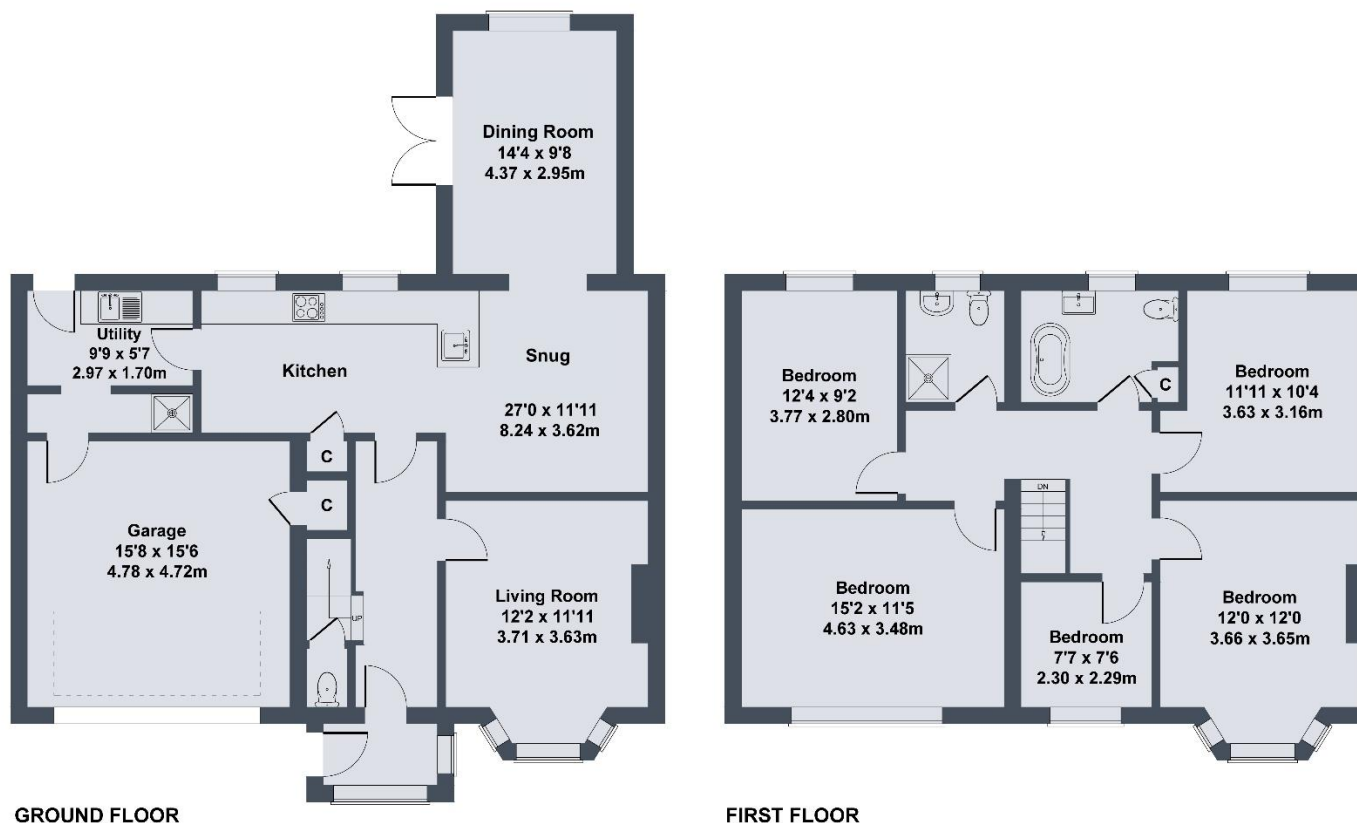
Additional Information

The postcode is DL10 7AZ and the Council Tax Band is E.

The Worcester gas fired central heating boiler is located in the utility room.



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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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15 King Street Richmond North Yorkshire DL10 7AG
T 01748 821700 F 01748 821431
E info@irvingsproperty.co.uk W www.irvingsproperty.co.uk