



## 33 Stuart Avenue, Richmond

Offers in the Region of £180,000

Located in this very popular part of Richmond, this beautifully presented, extended three bedroomed house offers well planned living spaces and will appeal to a range of Buyers. To the ground floor there is a kitchen, open plan living and dining room with a multi fuel stove, a shower room and a utility room, whilst to the first floor there are three double bedrooms and a family bathroom. Externally there is driveway parking for two cars and a garden that enjoys the afternoon sun. An early inspection is strongly advised!

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

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## **Entrance Porch:**

Accessed via a part glazed composite front door, the porch is fully upvc double glazed and provides a great space for coats and shoes. A second fully glazed door leads to the kitchen.

## **Kitchen:**

Fitted with a range of white gloss units with complimenting butchers block worktops and tiled splashbacks, integrated is an electric oven, induction hob with an extractor fan over and a fridge freezer.



The breakfast bar provides a more informal space for everyday dining. There is radiator, a upvc double glazed window to the front of the property and a door which leads to the utility, shower room and garden.



## **Utility Room:**

With plumbing for a dishwasher and a washing machine and a upvc double glazed window to the rear of the property. The Gas Central Heating Combi Boiler is located in the utility room.

## **Shower Room:**

Fully tiled, comprising a sink, wc and dual headed mains fed shower, there is a window to the rear of the property and an extractor fan.

## **Open Plan Living & Dining Room:**

A light and airy room, with a upvc double glazed window to the front of the property and double patio doors leading to the rear garden. With the benefit of a multi fuel stove, a TV point, a radiator and ample space for a family dining table.



## **First Floor Landing:**

With a window to the rear of the property.



**Bedroom 1:**

A double bedroom with a upvc double glazed window to the front of the property, a radiator and built in wardrobes.

**Bedroom 2:**

A double bedroom with a upvc double glazed window to the front of the property and a radiator. The loft is accessed from bedroom 2.

**Bedroom 3:**

A double bedroom with a upvc double glazed window to the rear of the property and a radiator.

**Bathroom:**

Comprising a L shaped bath with a mains fed dual headed shower over, a wc, sink unit with storage, heated towel rail and two frosted windows to the rear of the property.

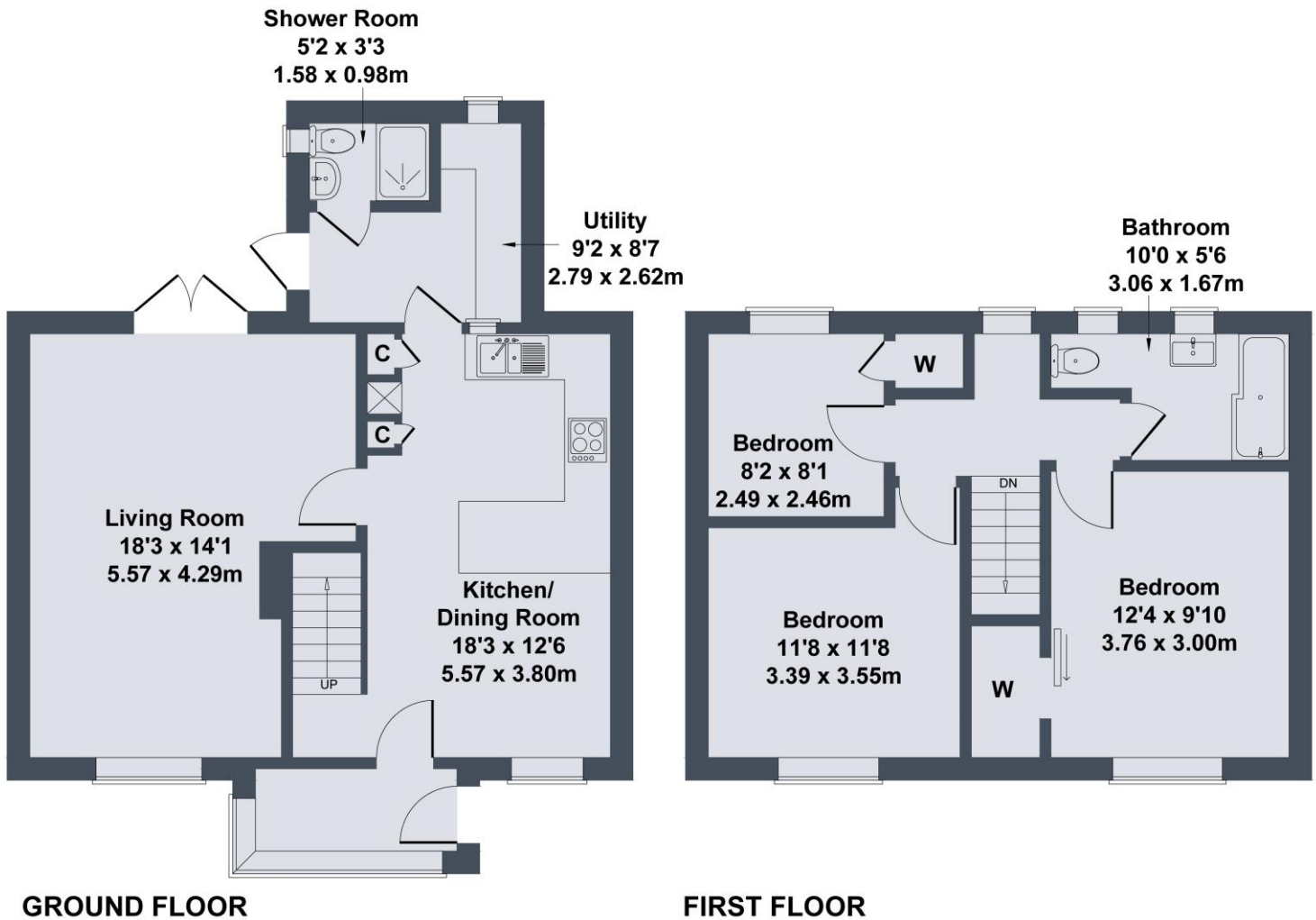
**External**

To the front of the property is off street driveway parking and raised flower beds, whilst to the rear of the property is a lawned garden with two patio areas, one of which is covered by a pergola.

**Additional Information**

The postcode is DL10 4PG, the Council Tax Band is B.

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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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