



## 11 Green Howards Drive, Richmond

Offers in the Region of £350,000

Immaculate throughout, this beautifully presented townhouse sits in a quiet part of this highly regarded and select development. Set over three floors, the generously proportioned living spaces include a high quality dining kitchen, a living room with a balcony and three double bedrooms, two of which have ensuite facilities. Externally there is driveway parking for two cars, a garage and a private garden. An internal inspection is essential to appreciate the quality of the property on offer!

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

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## **Entrance Hallway:**

Accessed via a composite front door with double glazed side screen, the hallway has a useful understairs storage area, a telephone point, radiator and stairs to the first floor.

## **Integral Garage/Utility:**

With worksurfaces and plumbing for a washing machine, the garage has an electric up and over door.

## **Cloakroom:**

Comprising a wash hand basin, a wc, downlighting and a radiator.

## **Kitchen Diner:**

A lovely light filled room with windows and patio doors looking out to the rear garden. The kitchen comprises a rang of quality wall and base units with complimenting granite worktops, integrated is a one and a half bowl sink, an electric eye level oven and grill, a 5 ring gas hob with an extractor over, a fridge freezer and a dishwasher.



The kitchen provides a great space for family dining with ample space for a dining table and the island for more informal everyday dining.



## **First Floor Landing:**

With a staircase to the second floor, a radiator and a double glazed window to the front of the property.

## **Living Room:**

Light and airy with bifold doors opening out onto the balcony overlooking the front of the property, the living room has a TV point and two radiators.



## **Balcony:**

With far reaching views and outside lighting, making the balcony the ideal spot for an evening glass of wine!

## **Bedroom 3:**

A double bedroom with built in shelving cupboards, a TV point and a radiator.





### **Ensuite:**

With the benefit of underfloor heating and comprising a cubicle with a mains fed shower, an inset wash basin and wc, a heated towel rail and a frosted window to the rear of the property.

### **Second Floor Landing:**

With loft access including a ladder and a radiator, the loft is boarded and has light.

### **Bedroom 1:**

A double bedroom with a TV point, radiator and a window overlooking the front of the property, providing views into the distance.



### **Ensuite:**

With the benefit of underfloor heating and comprising a cubicle with dual headed mains fed shower, a wash hand basin, a wc, a heated towel rail and a frosted window to the front of the property.

### **Bedroom 2:**

A double bedroom with a TV point, a radiator and a window overlooking the rear of the property.



### **Bathroom:**

Including an airing cupboard, panelled bath with a drench shower over, a wash hand basin, a wc, a heated towel rail and a window to the rear of the property. The family bathroom has the benefit of underfloor heating.



### **External**

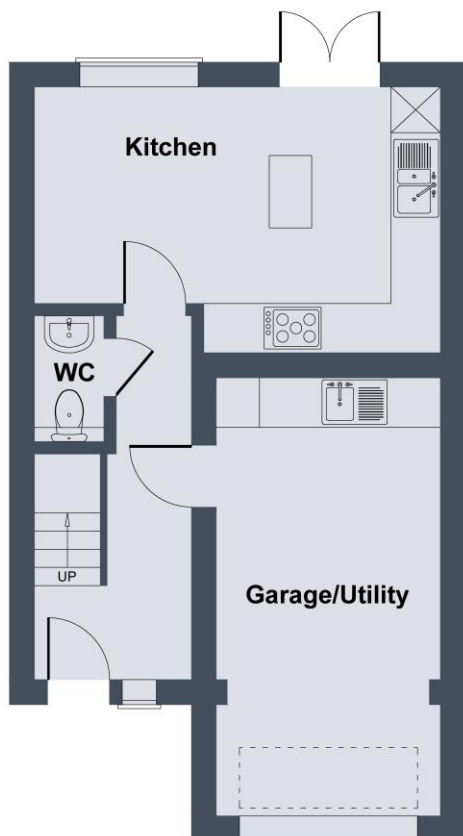
To the front of the property is driveway parking for two cars, whilst to the rear is an enclosed private landscaped garden with a lovely patio area and steps to a further lawn.



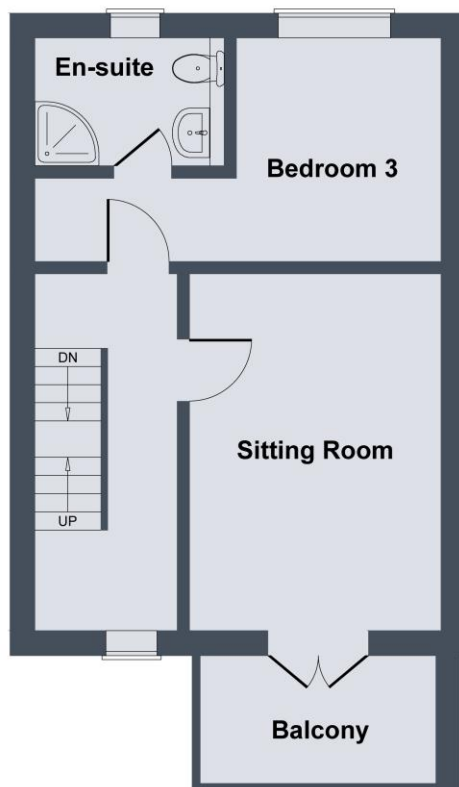
### **Additional Information:**

The Postcode is DL10 4NT, the Council Tax Band is D.

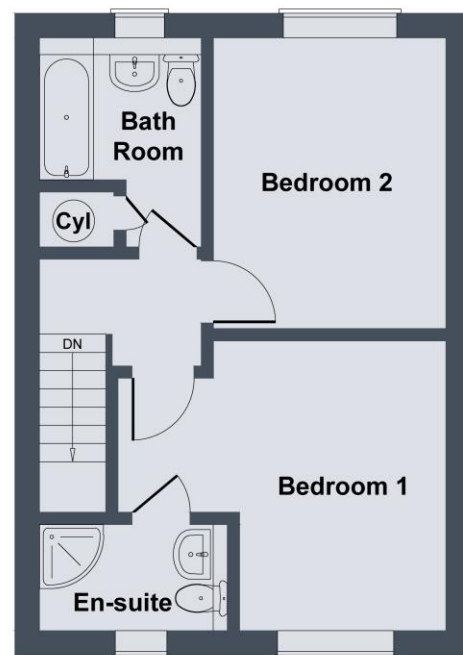
## 11 Green Howards Drive, Richmond



**GROUND FLOOR**



**FIRST FLOOR**



**SECOND 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. 2025