



16 The Avenue, Richmond

Offers in the Region of £429,950

Located in this highly regarded part of Richmond, conveniently positioned for all schools and for the town centre, this generously proportioned detached house provides well planned living spaces that will appeal to a range of buyers. To the ground floor there is a living room, a conservatory, a dining room, a dining kitchen, a utility room and a cloakroom, with the first floor having four bedrooms, a shower room and a cloakroom. Externally there is driveway parking, a garage and mature gardens.

Being offered to the market chain free, an early inspection is strongly advised!

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

16 The Avenue, Richmond

Located in this highly regarded part of Richmond, conveniently positioned for all schools and for the town centre, this generously proportioned detached house provides well planned living spaces that will appeal to a range of buyers. To the ground floor there is a living room, a conservatory, a dining room, a dining kitchen, a utility room and a cloakroom, with the first floor having four bedrooms, a shower room and a cloakroom. Externally there is driveway parking, a garage and mature gardens. Being offered to the market chain free, an early inspection is strongly advised!

Entrance Lobby:

With a upvc part glazed door and two windows.

Hallway:

The generous hallway has a radiator, an under stairs storage cupboard and space for a study/home office area.

Living Room:

Having a upvc double glazed window, a TV point, a radiator and a fireplace with an ornate surround and a gas fire.



Conservatory:

A upvc double glazed conservatory with a door out to the garden.



Dining Room:

A generous room providing ample space for family dining. It has a serving hatch to the kitchen, a radiator and a upvc double glazed window.



Dining Kitchen:

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, an eye level oven and a dishwasher. There is a radiator, useful built in storage cupboards, a walk in larder and a upvc double glazed window overlooking the rear garden.



Utility Room:

With plumbing for a washing machine, a storage unit, a window, a door to the garage and a door to the side of the property.

Cloakroom:

With a WC and a window.

Garage:

Having an electric roller door, power, light and a window.

First Floor Landing:

A galleried landing with a upvc double glazed window, loft access and an airing cupboard.

Bedroom 1:

A double bedroom with a radiator, a built in cupboard and a upvc double glazed window.

**Bedroom 2:**

A double bedroom with a range of fitted furniture, a radiator, a wash hand basin and a upvc double glazed window.

**Bedroom 3:**

A double bedroom with a radiator and a upvc double glazed window.

Bedroom 4:

With a radiator and a upvc double glazed window.

Cloakroom:

With a WC and a upvc double glazed window.

Shower Room:

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

**External**

The property sits back from the road behind a low wall, a lawned garden and a block paved driveway providing off street parking.

The rear garden is mainly lawned with mature well stocked borders. There is a timber shed and a patio seating area.

**Additional Information**

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

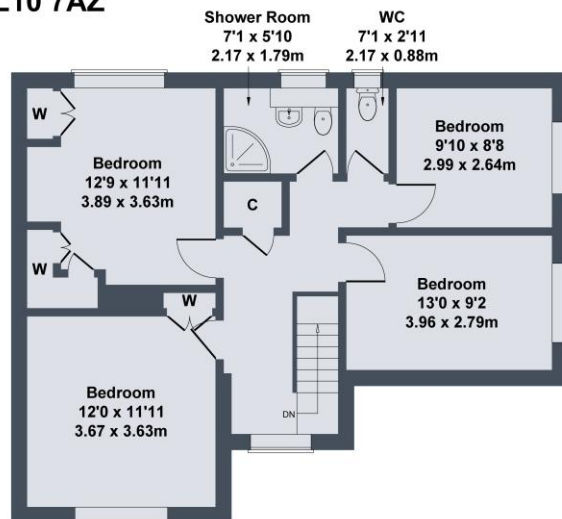
The property has the benefit of gas central heating.



16 The Avenue, Richmond DL10 7AZ



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. 2025