



## 15 Stuart Avenue, Richmond

### Offers in the Region of £170,000

Located in this very popular and established part of Richmond, this three bedroomed offers generous living spaces that will appeal to a range of buyers. To the ground floor there is a living room with a log burning stove, and a kitchen with a dining area. The first floor comprises three bedrooms, a bathroom and a cloakroom. Externally there is driveway parking for two cars and a rear garden that enjoys the afternoon and evening sun. An early inspection is strongly recommended!

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

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## **Entrance Hall:**

Accessed through a upvc part glazed door, the welcoming hallway has a radiator and a useful under stairs storage cupboard.

## **Living Room:**

A bright, dual aspect living room having upvc double glazed windows to the front and rear of the property. There is a radiator, a TV point, and a log burning stove set into the fireplace.



## **Kitchen:**

With a range of wall and base units with complimenting countertops. Integrated into the units are a gas hob, an electric oven, a fridge and a freezer. There is a upvc double glazed window overlooking the garden and a half glazed upvc door to the rear of the property.



## **Dining Area:**

Currently a play room, but ideal for family dining and having a radiator and a upvc double glazed window.



## **First Floor Landing:**

A spacious landing having loft access and a upvc double glazed window.

## **Bedroom 1:**

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



## **Bedroom 2:**

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





### **Bedroom 3:**

With a radiator and a upvc double glazed window.



### **Bathroom:**

Fitted with a modern suite that comprises a bath with an electric shower over and a wash hand basin. There is a heated towel rail and a upvc double glazed window.



### **Cloakroom:**

With a WC and a upvc double glazed window.

### **External**

The property sits back from the road behind a low maintenance garden and a driveway providing off street parking for two cars.



The rear garden enjoys the afternoon and evening sun and comprises a raised lawn and a gravelled seating area. There is a timber shed and a path to the front of the property.



### **Additional Information.**

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

The property has the benefit of gas central heating.





floorplan

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Viewing Arrangements - by appointment with Irvings Property Ltd

Property Misdescriptions Act 1991 - PLEASE NOTE CAREFULLY

These particulars have been prepared for guidance only. We have not carried out a detailed survey, nor tested the services, appliances or specific fittings.  
Floor plans are not drawn to scale unless stated, measurements and distances are approximate only. Do not rely on them for carpets and furnishings.  
Photographs are not necessarily current and you should not assume that contents shown are included in the sale.