



## 17 Pike Purse Lane, Richmond

Offers in the region of £275,000

Very well presented throughout, and being located in this popular area, conveniently positioned for all schools, this three bedroomed semi detached property will appeal to a range of buyers and is ideal for those with a growing family. With generous living spaces that include a living room, an open plan dining kitchen and three bedrooms, an early inspection is strongly advised to avoid missing out!

Entrance Hall – Living Room – Kitchen – Dining Room – Utility Room – Cloakroom – Garden Room  
– Three Bedrooms – Bathroom – Garage - Gardens – Driveway Parking

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

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## **Entrance Hall:**

The large welcoming hallway has a radiator and a useful understairs cupboard.

## **Living Room:**

4.77m x 3.43m

The generous living room has a upvc double glazed bay window, a radiator, a TV point and a pair of doors opening into the dining room. The central feature of the room is the impressive fireplace which has a marble surround and is fitted with a living flame gas fire.



## **Dining Room:**

3.40m x 2.51m

With ample space for family dining and having a lovely aspect with a pair of doors that open onto the garden. An archway leads to the kitchen.



## **Kitchen:**

3.63m x 2.41m

Fitted with a range of quality units which are complemented with laminate worksurfaces. Integrated into the units are a dishwasher, a gas hob, an electric cooker and an under counter fridge. There is a upvc double glazed window overlooking the garden and a door to the utility.



## **Utility Room:**

3.07m x 2.21m

The large utility room benefits from a sink and drainer unit, plumbing for a washing machine, space for a fridge freezer and for a tumble drier. There is a door to the garden and a glazed door to the garden room.

## **Cloakroom:**

Fitted with a WC and a wash hand basin.

## **Garden Room:**

2.80m x 1.52m

A compact upvc double glazed garden room, ideal for enjoying the garden and having a upvc double glazed door giving access to the rear of the property.

**Garage:**

4.18m x 3.13m

With a roller door and having power and light.

**First Floor Landing:**

Having a upvc double glazed window, loft access and an airing cupboard.

**Bedroom 1:**

3.65m x 3.44m

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

**Bedroom 2:**

3.42m x 3.18m

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

**Bedroom 3:**

2.55m x 2.44m

With a radiator and a upvc double glazed widow.

**Bathroom:**

2.56m x 2.42m

Fitted with a modern white suite which comprise a panelled bath with a dual head shower over, a WC and a wash hand basin.

There is a heated towel rail and a upvc double glazed window.

**External**

The property sits in a slightly elevated position with a low maintenance garden and a block paved driveway providing off street parking.

The West facing rear garden enjoys the afternoon and evening sun and features a paved seating area and a raised lawn.

**Additional Information**

The postcode is DL10 4PS and the Council Tax Band is C. The gas central heating boiler is located in the airing cupboard.



## 17 Pikepurse Lane Richmond



**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.

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