



12 Eastfield Avenue, Richmond

Offers in the Region of £295,000

In this very popular location, and being conveniently positioned for all schools, this four bedroomed semi detached house is nicely presented throughout and makes an excellent family home. To the ground floor is a double bedroom with an ensuite shower room, a dining room, a living room, a kitchen and a utility room, whilst to the first floor are three further double bedrooms and a bathroom. Externally to the front is off road parking for several cars, to the rear is a lovely low maintenance sun trap garden with a decked seating area. An early inspection is strongly recommended!

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

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Entrance Hallway:

Accessed via a part glazed upvc front door, the welcoming hallway has a radiator and stairs to the first floor.

Bedroom 1:

A dual aspect double bedroom with windows to the front and side of the property, two radiators and a TV point.



Ensuite:

Comprising a cubicle with a mains fed Mira shower, a sink unit with a mixer tap and storage, a mirrored cabinet, a wc and a heated towel rail.

Dining Room:

With ample space for family dining, a window to the front of the property and a radiator.



Living Room:

A lovely space for relaxing, with a fireplace housing a gas fire, a TV point, a radiator and a sliding door to the rear garden.



Kitchen:

Comprising a range of wall and base units with complimenting countertops and tiled splashbacks, integrated is an electric oven, a Neff electric hob with an extractor fan over, a stainless steel sink with drainer and plumbing for a dishwasher. There is a window overlooking the rear garden and a useful understairs pantry.



Utility Room:

With wall and base units, plumbing for a washing machine, space for a tumble drier and American Fridge Freezer. A door leads to the rear garden.

First Floor Landing:

With a window to the side of the property and a cupboard.

Bedroom 2:

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

**Bedroom 3:**

A double bedroom with a radiator and a window to the front of the property.

**Bedroom 4:**

A fourth double bedroom with a built in wardrobe, a radiator and a window to the front of the property.

**Bathroom:**

Comprising a cubicle with a Mira electric shower, a panelled bath with a shower attachment, a sink unit with a mixer tap and storage, a heated towel rail, loft access and two frosted windows to the side of the property.

**External:**

To the front of the property is off road driveway parking for several cars and a low maintenance astro turfed garden with mature shrubbery.

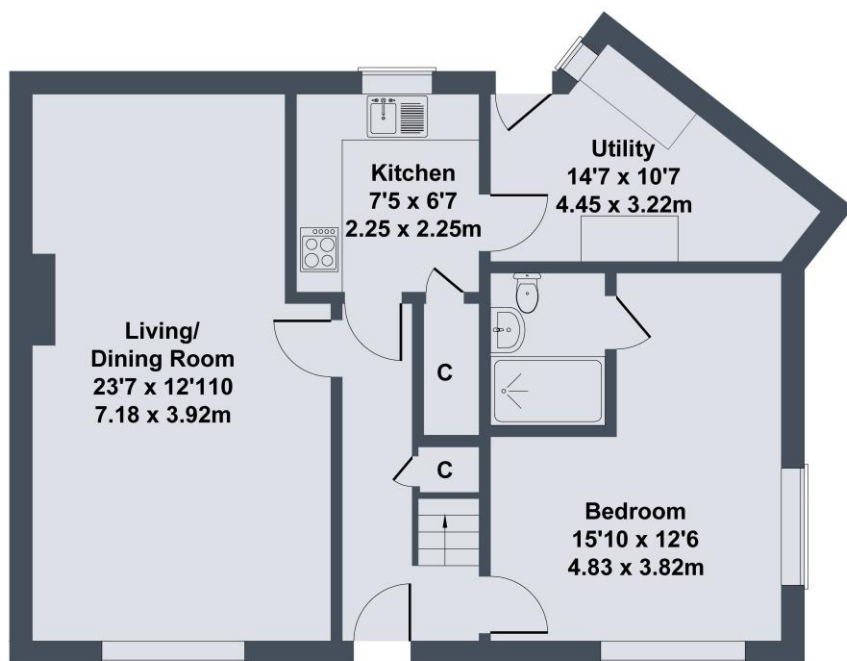
To the rear is a lovely suntrap garden with a decked seating area and an astro turfed lawn.

The two sheds to the front of the property are included in the sale.

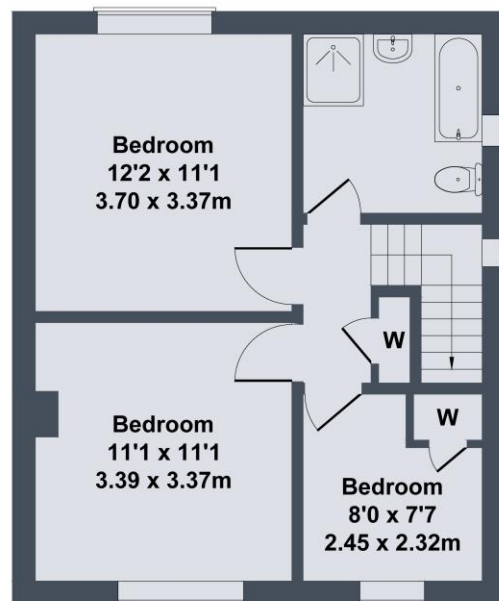
**Additional Information:**

The Postcode is DL10 4NQ, the Council Tax Band is C.

12 Eastfield Avenue, Richmond, DL10 4NQ



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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