



15 Reeth Road, Richmond

Offers in the Region of £310,000

In this very popular and highly regarded part of Richmond, conveniently positioned for the Town centre, this beautifully presented semi detached house has been upgraded by the current owners, is finished to the highest of standards, and benefits from a South facing rear garden. To the ground floor there is a living room, a dining room, a newly refurbished kitchen, a utility room and a cloakroom. The first floor features three generous bedrooms, a cloakroom and a bathroom. Externally there is driveway parking, a garage and a very well tended South facing rear garden. An early inspection is strongly recommended!

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

15 Reeth Road, Richmond

In this very popular and highly regarded part of Richmond, conveniently positioned for the Town centre, this beautifully presented semi detached house has been upgraded by the current owners, is finished to the highest of standards, and benefits from a South facing rear garden. To the ground floor there is a living room, a dining room, a newly refurbished kitchen, a utility room and a cloakroom. The first floor features three generous bedrooms, a cloakroom and a bathroom. Externally there is driveway parking, a garage and a very well tended South facing rear garden.

Entrance Hall:

Accessed through a timber door, the welcoming hallway has inset coir matting, a radiator and original parquet floor which runs through to the living and dining rooms. The cloakroom has a WC and a wash hand basin.

Living Room:

Flooded with light through the South facing window, the living room has a radiator, a TV point, picture rails, parquet flooring, a door to the garden and a feature fireplace with a gas fire.



Dining Room:

With ample space for family dining and having a South facing upvc double glazed bay window, a radiator, parquet flooring, picture rails and a feature fireplace.



Kitchen:

The recently refurbished kitchen is fitted with a range of quality wall and base units with complimenting countertops.



Integrated into the units are an induction hob and oven with an extractor over. There is a Bosch dishwasher, a kick board heater and a upvc double glazed window to the front.

Utility:

With plumbing for a washing machine, space for a tumble drier, a radiator, space for a fridge freezer and a door to the garden.

Side Entrance Lobby:

With storage units that match the kitchen, there is a tiled floor, a upvc double glazed window and a door to the front of the property.

First Floor Landing:

The generous galleried landing has loft access and a large upvc double glazed window to the front of the property. There is a cloakroom on the half landing.

Bedroom:

A double bedroom with a generous range of fitted wardrobes, picture rails, a radiator and a upvc double glazed window with woodland views.



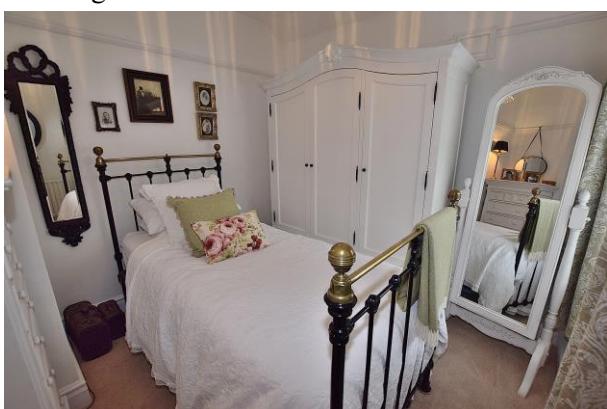
Bedroom:

A double bedroom with a built in cupboard, a radiator, picture rails and a upvc double glazed window with woodland views.



Bedroom:

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



Bathroom:

Fitted with a bath with a Mira electric shower over, a wash hand basin, a heated towel rail and a upvc double glazed window.



External

The property sits behind a mature hedge affording a good degree of privacy. There is a neat lawned garden and driveway parking. The Garage has an electric roller door, a coal bunker, power, light and a door to the entrance hall. The beautifully maintained South facing rear garden enjoys the sun throughout the day and features a paved seating area, a neat lawn and mature planting. A gate gives access directly to Reeth Road.



Additional Information

The postcode is DL10 4EH and the Council Tax Band is C. The Baxi gas fired boiler is located in the utility. It was fitted in January 2025.



15 Reeth Road, Richmond, DL10 4EH



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. 2024

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.