



## 26 St Hilary Close, Richmond

Offers in the region of £215,000

Forming part of this popular development, conveniently positioned for access to the town centre, this nicely presented mid terraced house offers generous living spaces that will appeal to a range of buyers. To the ground floor there is a living room, a dining room, a kitchen and a conservatory, with the first floor having three bedrooms and a bathroom. Externally there is driveway parking and a low maintenance rear garden which enjoys the sun throughout the day. An early inspection is strongly recommended!

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## Entrance Lobby:

Accessed via a part glazed upvc door, the lobby features a upvc double glazed window and a radiator.

## Living Room:

Having a TV aerial point, a radiator and a pair of doors that open into the conservatory. The central focus of the room is the feature fireplace which has a marble surround and hearth with an electric fire. A set of concertina doors give access to the dining area.



## Conservatory:

A upvc double glazed conservatory which has a radiator and a pair of doors that give access to the garden.



## Open Plan Dining Kitchen:

An ideal space for modern living, which is defined into two separate areas.

The **Dining Area** has two radiators, two upvc double glazed windows and a cloaks cupboard.



The **Kitchen** is fitted with a range of quality wall and base units with complimenting worksurfaces. Integrated into the units are a fridge, a freezer, a microwave, an oven, an electric hob, a dishwasher, and a washing machine. There is a double glazed window overlooking the garden and a half glazed upvc door giving access to the rear of the property.



## First Floor Landing:

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

### **Bedroom 1:**

A double bedroom with radiator, a TV aerial point and a upvc double glazed window.



### **Bedroom 2:**

A double bedroom with a TV aerial point, a radiator and a upvc double glazed window.



### **Bedroom 3:**

With a radiator, a TV aerial point and a upvc double glazed window.



### **Bathroom:**

Fitted with a WC, a wash hand basin set in a useful vanity unit and a bath with a dual headed shower over. There is a heated towel rail and a upvc double glazed window.



### **External**

To the front the property has the benefit of a block paved forecourt proving off street parking for two cars.

The low maintenance rear garden creates a lovely space for relaxing. Enjoying the sun throughout the day, there is a water tap and a gate to a rear which leads to a path for access.



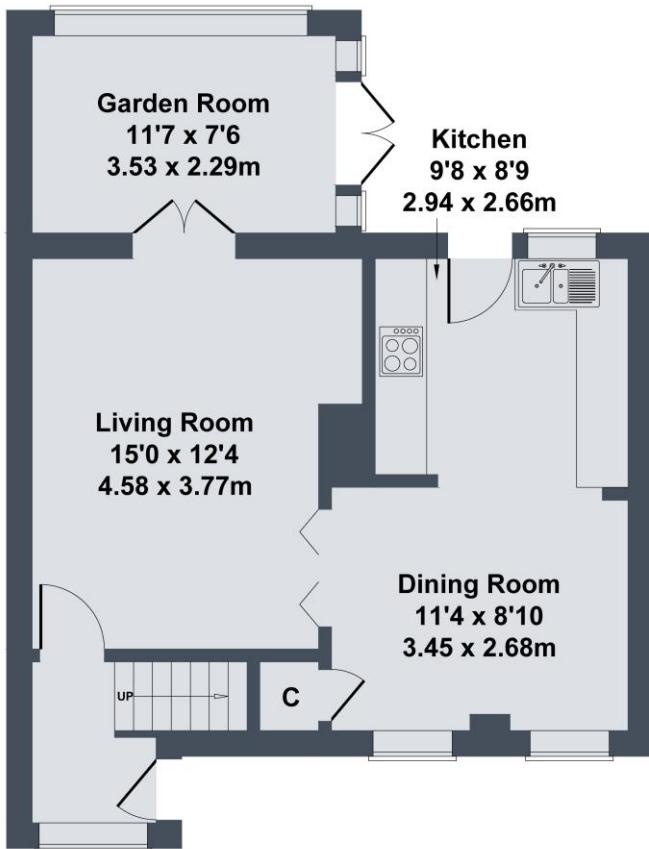
### **Additional Information**

The postcode is DL10 4BH and we are advised that the Council Tax Band is B.

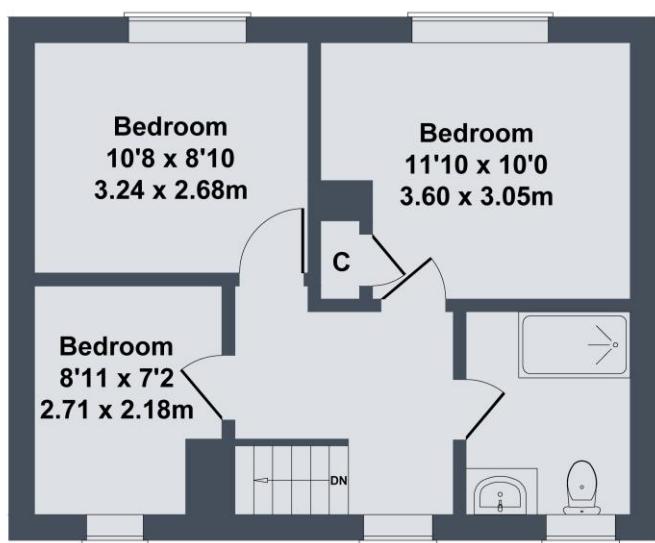
The gas central heating boiler is located in the kitchen.



## 26 St. Hilary Close, Richmond, DL10 4BH



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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