



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!

Greyfriars 15 King Street Richmond North Yorkshire DL10 4HP

T 01748 821700 F 01748 821431 E info@irvingsproperty.co.uk W www.irvingsproperty.co.uk

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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.

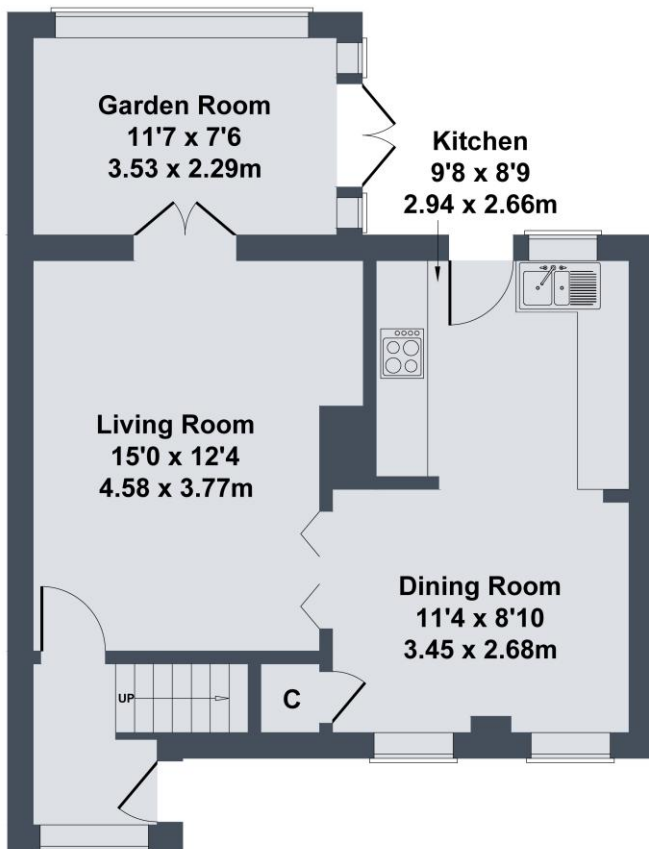
**Additional Information**

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

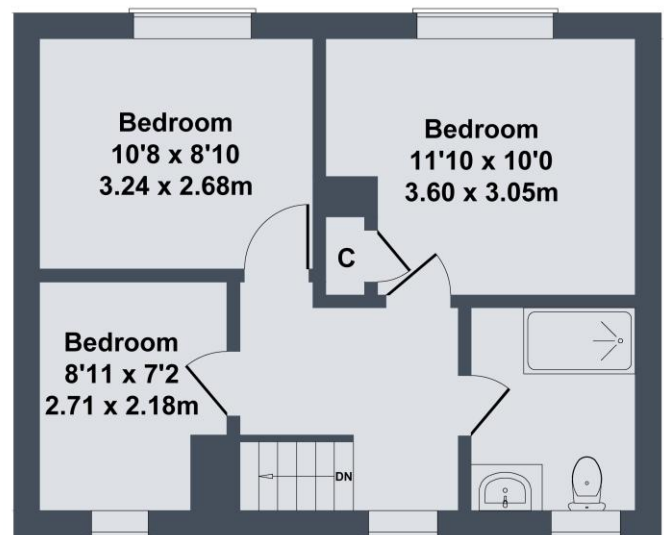
The gas central heating boiler is located in the kitchen.



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.

Produced by Potterplans Ltd. 2023

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.