



*4 Westfield Gardens, Middleton Tyas, Richmond, Yorkshire, DL10 6PR  
Price £490,000*

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Westfield Gardens is a truly beautiful home, extended and presented to a very high standard with attention to detail throughout. This beautiful property provides a modern open plan kitchen/ family room with solid limestone flooring, an abundance of natural light from the large French doors which connect the space to a beautiful South facing Garden creating the ideal entertaining space, an adjoining utility room with ground floor w/c provides a valuable space for the busiest of families and makes laundry day a breeze, a separate sitting room next to it allows some separation and would also make an ideal home office/small gym, the ground floor is completed with a spacious, dual aspect lounge with herringbone engineered oak flooring, French doors to the rear and multi fuel stove for the coziest of evenings.

The entrance hall and lobby with limestone flooring and large coat and shoe store leads to a family sized first floor consisting of a luxurious 4 piece bathroom, Five bedrooms including Four well-appointed Double Bedrooms, the master having a modern en-suite with double walk in shower and a Juliette balcony with French doors allowing full enjoyment of the open views to the rear, and a generous single bedroom/study.

Externally, the property is set back from the road with 5 bar gates allowing entry to a generous gravelled driveway bordering a lawn with planted borders, the South Facing Rear Garden is where the property really shines, a large patio for entertaining borders the manicured lawn and enjoys uninterrupted views over neighbouring a farmland.

Viewing is strictly by appointment only.







- Stunning Family Home
- Hugely Extended and Improved to a High Standard
- Excellent Transport Links
- Highly Regarded North Yorkshire Village
- Master Bedroom with Juliette balcony
- Exceptionally Well Presented
- South Facing Rear Garden
- Open Views to the Rear













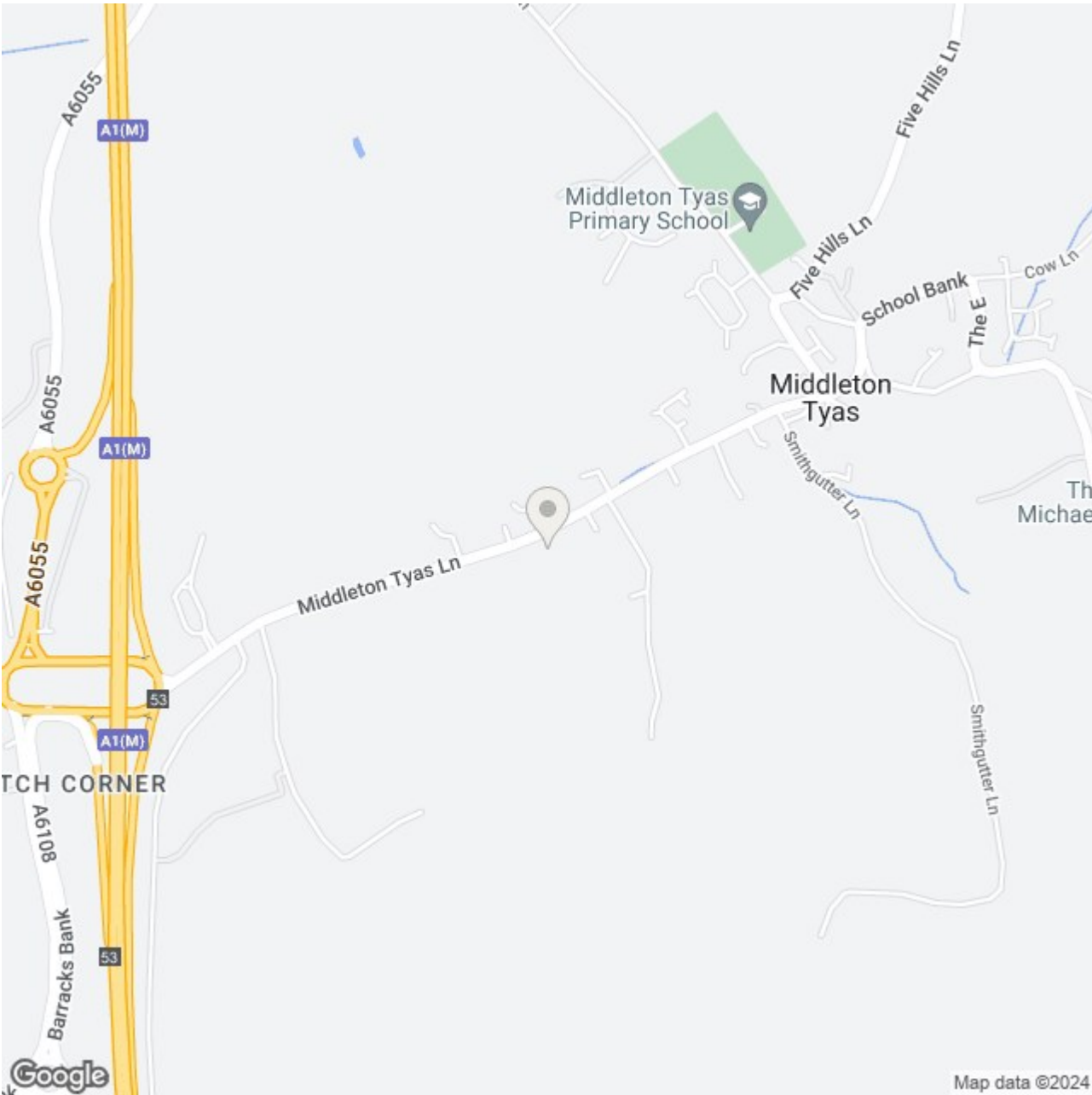


## A word from the owners

We love waking up every day to the leafy views of sheep grazing in the field at the end of the back garden, to picking apples in front garden.

Having privacy in the home and grounds, but living in a thriving, picturesque village in walkable distance to a post office and hall, Middleton Tyas Primary school, a village field, green, tennis courts, countryside walks and exceptional community spirit and Church and a pub!

We are relocating, and with regret cannot take our house and setting with us!



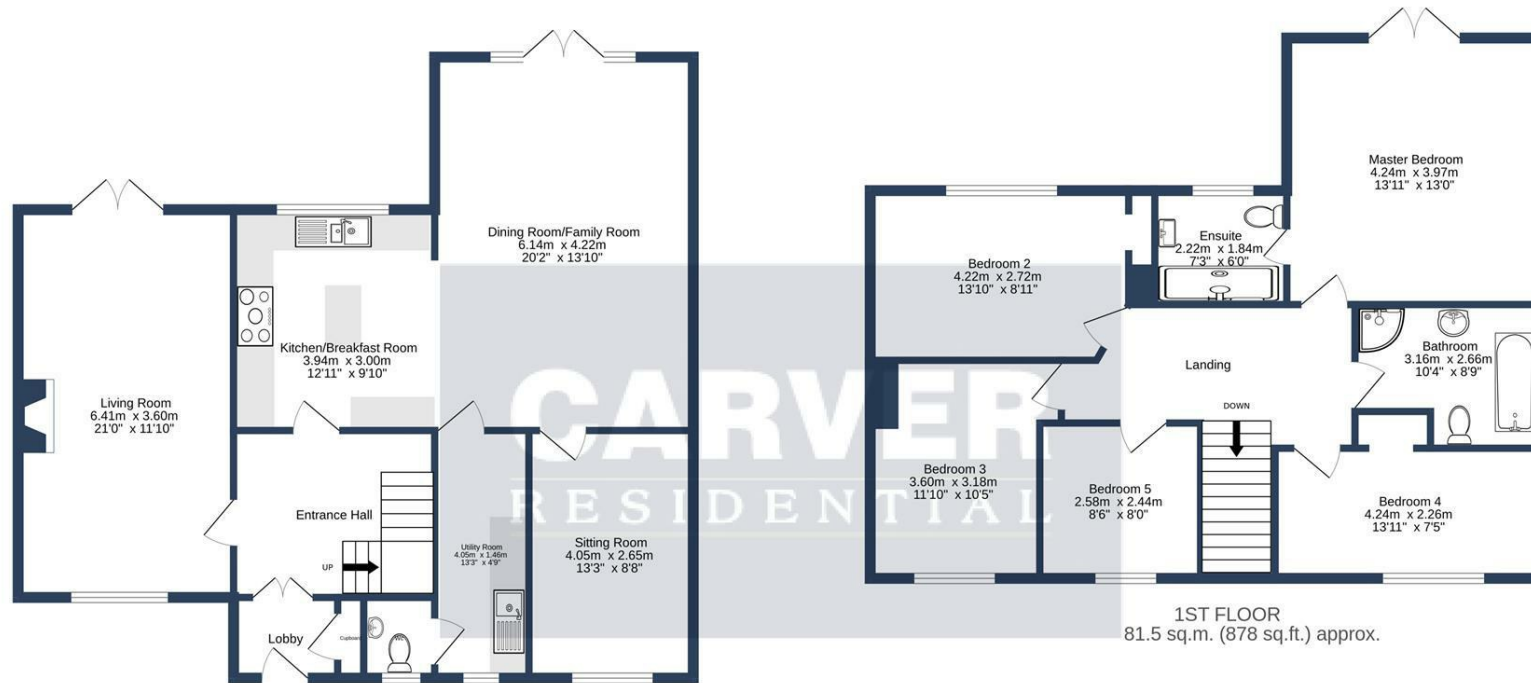
**Energy Efficiency Rating**

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**Environmental Impact (CO<sub>2</sub>) Rating**

	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO2 emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	





GROUND FLOOR  
91.8 sq.m. (988 sq.ft.) approx.

WESTFIELD GARDENS, MIDDLETON TYAS, DL10 6PR.

TOTAL FLOOR AREA : 173.3 sq.m. (1866 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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