



9 Gower Road, Richmond, Yorkshire, DL10 4TZ
Asking price £250,000



ENTRANCE VESTIBULE

UPVC front door leading into entrance vestibule with coat rail, laminated floor and door to entrance reception.

ENTRANCE RECEPTION

Stairs to first floor, single radiator, laminated floor and door to lounge.

LOUNGE 4.164 x 3.789 (13'7" x 12'5")

UPVC window to front, central heating radiator, TV and telephone points, useful understairs storage cupboard, ceiling coving and walk through to kitchen/breakfast room.

KITCHEN / BREAKFAST ROOM 4.753 x 2.871 (15'7" x 9'5")

Single drainer fed by mixer tap, fitted with a range of base, drawer and wall units with contrasting worktop surfaces, void for electric cooker point, plumbing for automatic washer, feature tiling to splash areas, void for fridge/freezer, vinyl wood effect floor, central heating radiator and wall mounted VALIANT Boiler. UPVC window and door to rear.

FIRST FLOOR LANDING

Built in cupboard with shelving, doors to bedrooms and family bathroom/w.c.

BEDROOM 1 3.903 x 2.851 (12'9" x 9'4")

UPVC window to front, central heating radiator and ceiling coving.

BEDROOM 2 3.155 x 2.450 excluding recess (10'4" x 8'0" excluding recess)

UPVC window to rear enjoying distant countryside views, central heating radiator and ceiling coving.

BEDROOM 3 2.575 x 1.796 (8'5" x 5'10")

UPVC window to front, central heating radiator and ceiling coving.

FAMILY SHOWER ROOM/W.C

A stylish contemporary shower room having; Shower cubicle, closed cupboard w.c, feature hand basin with mixer tap and below vanity cupboard with marble effect mantle, decorative tiling to part walls and floor, heated vertical towel rail, down lighting, fixed mirror with light, UPVC window to rear.

EXTERNALLY

To the front is a lawned garden with shrub borders, tarmac driveway leading to the garage.

There is a generous sized South facing rear garden with paved seating area, steps lead down to a garden area having feature rockery, further gravelled seating area and four astroturf lawn areas with further flower and shrub borders.

GARAGE

Single garage with up and over door, power and light. UPVC window to rear.

