



43 Bolton Avenue, Richmond, DL10 4BA
Offers over £220,000





ENTRANCE RECEPTION

Composite front door leading into a spacious entrance reception. UPVC Patio doors leading onto a walled terrace (above garage) with outstanding countryside views. Feature tiled floor, stairs to first floor, useful under stairs recess doors to; lounge/ dining room, kitchen and utility/cloaks W.C. UPVC Window to side, down lighting and ceiling coving.

THROUGH LOUNGE / DINER 3.440 x 8.405 (11'3" x 27'6")

Lounge Area:

UPVC windows to front enjoying views of Richmond and countryside. Double radiator, TV point, ceiling coving.

Dining Area:

Central heating radiator and UPVC patio doors to rear.

KITCHEN 2.404 x 3.628 (7'10" x 11'10")

Single drainer fed by swan neck mixer tap, base, drawer and wall units with contrasting worktop surfaces. our ring gas hob with below oven and above extractor hood. Void for fridge, freezer. Tiling to splash areas and floor, central heating radiator, UPVC window to rear and UPVC door to side.

UTILITY / CLOAKS W.C 1.516 x 1.479 (4'11" x 4'10")

Hand Basin with below vanity cupboard, low level w.c, worktop, shaver point, tiling to splash areas, plumbing for automatic washer, feature tiled floor and UPVC window to side.

FIRST FLOOR LANDING

UPVC window to side, built in cupboard housing cylinder tank, loft hatch giving access to the roof void with pull down ladders (boarded with vellum window, power and light). Doors to bedrooms separate w.c and bathroom.

BEDROOM 1 3.436 x 4.049 (11'3" x 13'3")

UPVC windows to rear, central heating radiator, ceiling coving and built in double wardrobe.

BEDROOM 2 3.415 x 3.448 (11'2" x 11'3")

UPVC window to front with picture perfect view of Richmond Castle and countryside beyond. Central heating radiator, built in double cupboard and ceiling coving.

BEDROOM 3 2.463 x 2.957 (8'0" x 9'8")

UPVC window to rear and central heating radiator.

SEPARATE W.C

Low level w.c and UPVC window to side.

BATHROOM

Panelled bath with above shower, pedestal hand basin with mixer tap, tiling to part walls, heated chrome towel rail.

EXTERNALLY

To the front is parking for 2 cars which leads to the garage having electric roller doors, power and light. Steps lead up to the front door, 2 wrought iron gates lead to a side garden. This area is tiered, ideal for planting of shrubs, enclosed by hedging and fencing.

A wooden gate and path leads to the side. A further side garden is shaped having a stone wall enclosure, being lawned and a corner Pergola with decked base ideal for seating and outside entertainment. A path with planted side leads to the rear garden which has a range of sheds (ideal for chickens).

GARAGE

With electric roller doors, power and light.

