



18 Westfields, Richmond, North Yorkshire, DL10 4DD
£1,250



18 Westfields, Richmond, North Yorkshire, DL10 4DD

GREAT LOCATION, SUPERB VIEWS & LARGE GARDENS - 3 Bedroom Semi -Detached Home with countryside views & immediate walks from your front door. The property offers generous living accommodation internally and externally and is available from OCTOBER.

ENTRANCE PORCH

UPVC French doors to side leading into the entrance porch with quarry tiled floor and UPVC window to front. Wooden door leading into the entrance reception.

ENTRANCE RECEPTION

Staircase to first floor, UPVC window to side, central heating radiator, engineered Oak flooring, under stairs storage cupboard and period style doors to; lounge, kitchen/family room and cloaks/shower room W.C.

CLOAKS / SHOWER ROOM W.C

Walk in shower with twin shower heads, glass screen, low level w.c, contemporary hand basin with mixer tap and below cupboard. Black ladder towel rail, tiling to walls and floor, down lighting and extractor fan.

LOUNGE 3.960 x 4.262 (12'11" x 13'11")

Bay window to the front enjoying views of the garden and countryside beyond. Central heating radiator, feature fireplace surround with stone hearth and recess area for display. TV point, cornice to ceiling and 3 wall lights.

KITCHEN/FAMILY ROOM 6.816 x 7.199 (22'4" x 23'7")

Kitchen:

Belfast sink unit fed by period style mixer tap, wood block worktop surfaces fitted with an extensive range of base, drawer and wall units. Feature centre island/breakfast bar with wood work top. Integrated fridge, freezer and dishwasher. Stoves cooking range with 5 ring induction hob, double oven sat within a recess with tiling to splash and a fitted extractor hood. Free standing French dresser with shelving and storage. Central heating heating, engineered Oak flooring, down lighting, sky roof windows bringing in an abundance of natural light. Bi-folding doors to rear garden, UPVC window to rear and door leading to utility area.

Family Room:

The focal point to this area is the Inglenook style fireplace with stone hearth incorporating a log burning stove. Central heating radiator, engineered Oak flooring and down lighting.

UTILITY AREA 1.884 x 2.897 (6'2" x 9'6")

Single drainer fed by mixer tap, base and larder storage unit, wood effect worktop surface, plumbing for automatic washer, void for dryer, engineered Oak flooring, central heating radiator, wall mounted COMBINATION boiler, down lighting, UPVC window to rear and wood door to rear garden. Door to the garage.

FIRST FLOOR LANDING

Circular UPVC window to front, loft hatch and period doors to bedrooms and family bathroom/w.c.

BEDROOM 1 3.931 x 3.583 (12'10" x 11'9")

UPVC window to front and side with beautiful countryside views to the front. Central heating radiator and Delph rail.

BEDROOM 2 2.989 x 3.652 (9'9" x 11'11")

UPVC window to rear, central heating radiator and Delph rail.

BEDROOM 3 2.854 x 2.461 (9'4" x 8'0")

UPVC window to rear and central heating radiator.

FAMILY BATHROOM/W.C

Three piece white suite comprising; low level w.c, hand basin, panelled bath with above shower having twin shower heads and glass screen. Period style radiator, extractor fan, down lighting, brick tiling to splash areas and UPVC window to front.

EXTERNALLY

To the front is a lawned garden with flower and shrub beds, gravelled driveway for parking of several cars which leads to the garage. To the side is a gate with path giving access to the rear garden.

There is a paved area to the rear ideal for storage, outside water tap, paved steps lead to a fantastic family friendly garden which is tiered. Laid to lawn with flower and shrub borders and shrub leading up to a further lawned garden. Timber shed and enclosed by hedging.

GARAGE

With up and over door, power and light.



£1,250

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D		
(39-54) E	46	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		

England & Wales EU Directive 2002/91/EC 

Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) A		
(81-91) B		80
(69-80) C		
(55-68) D		
(39-54) E	38	
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO2 emissions</i>		

England & Wales EU Directive 2002/91/EC 

