



23 Whitefields Drive, Richmond, Yorkshire, DL10 7DQ  
Offers in the region of £240,000





### ENTRANCE RECEPTION

UPVC front door leading into the entrance reception. Doors to; lounge, kitchen, bedrooms and shower room/w.c. Central heating radiator, down lighting, useful built in cupboard and loft hatch.

### LOUNGE 3.609 x 4.334 (11'10" x 14'2")

UPVC picture window to front, central heating radiator, TV and telephone points, feature fireplace incorporating an electric log effect stove.

### KITCHEN 3.176 x 2.537 (10'5" x 8'3")

Single drainer fed by mixer tap, fitted with a range of base, drawer and wall units with contrasting worktop surfaces, ceramic four ring hob, below oven and above extractor hood with black glass splash back. Decorative tiling to splash areas, plumbing for automatic washing machine, central heating radiator, down lighting and UPVC French doors with inserted blinds leading to rear.

### BEDROOM 1 3.595 exc robes x 3.095 (11'9" exc robes x 10'1")

UPVC window to rear, central heating radiator and fitted wardrobes with sliding doors offering spacious storage.

### BEDROOM 2 2.591 x 2.550 (8'6" x 8'4")

UPVC windows to front and sides and central heating radiator.

### SHOWER ROOM/W.C

Close coupled w.c with hand basin, below vanity unit. Walk in shower with fold down seat, shower bar and two shower heads, shower boarding to walls, down lighting, central heating radiator, extractor fan and UPVC window to side.

### EXTERNALLY

To the front is a gravelled and paved garden having flower and shrub plants. Driveway leading to the garage, wrought iron gate and path leading to the rear garden. Water tap to the side.

The rear garden has a paved seating area, neat lawned garden with gravelled edging, enclosed by fencing for privacy.

### GARAGE

Up and over door, power and light. Single glazed window to rear.

