



Hill Top Lodge Annex Dalton, Richmond, Yorkshire, DL11 7HX  
£795



## DINING ROOM

Glass panelled door leading into dining room. Double radiator, vinyl flooring, beams to vaulted ceiling, latched cupboard door providing loft space over the kitchen. Latched panelled door to inner hall way and arch walk way into kitchen.

## KITCHEN

One and half sink unit fitted with a range of base, drawer and wall units with work top surfaces. Pelmet lighting, four ring ceramic hob, built in oven and microwave, extractor hood, integrated fridge. Tiling to splash areas, UPVC window to front.

## SITTING ROOM

UPVC window to three aspects of the room, glass panelled French doors leading onto the tarmac frontage. Double radiator, laminated floor, TV and telephone points. Vaulted ceiling with beams.

## INNER HALL

Single radiator, beams to ceiling, carpeted floor, latched door to heated utility/airung cupboard with plumbing for automatic washer and linen shelving. Latched doors to bathroom and bedroom.

## BEDROOM

Double glazed window with views to the front over fields and a Velux window. Vaulted ceiling with painted beams, laminated floor and TV point. An extensive range of bedroom furniture; wardrobes, dressing table with drawers, bedside drawer units with up stands and shelving, side wardrobes with pelmet lighting.

## BATHROOM/W.C

Three piece modern white suite comprising ; panelled corner bath with period style mixer taps and shower attachment, pedestal hand basin, low level w.c, central heating radiator with towel rail, tiling to part walls, wall mounted illuminated mirror with light, vaulted ceiling and 2 velux windows.

## EXTERIOR

Stone walled tarmac driveway for 2 cars. Wrought iron double gates. External oil fired boiler and security LED flood light.

## NB

Water and sewage is included within the rent.

