



82 Whitcliffe Grange, Richmond, DL10 4EU  
Offers over £135,000



## 82 Whitcliffe Grange, Richmond, DL10 4EU

A THREE bed mid-terraced property which is offered to the market with NO ONWARD CHAIN - offering comfortable living accommodation, the property could benefit from some slight modernisation but would make a lovely family home.

### ENTRANCE RECEPTION

UPVC door leading into the entrance reception having stairs to first floor, central heating radiator, laminated floor. Under stairs storage cupboard, doors to; cloaks/w.c, lounge and kitchen/breakfast room.

### CLOAKS/W.C

Low level w.c, hand basin, tiling to splash areas, single radiator and UPVC window to front.

### LOUNGE 3.475 x 4.946 (11'4" x 16'2")

UPVC picture window to front, central heating radiator and TV point.

### KITCHEN/BREAKFAST ROOM 3.910 x 2.997 (12'9" x 9'9")

Single drainer, fitted with a range of base, drawer and wall units with work top surfaces, plumbing for automatic washer, void for free standing cooker (gas point) and void for fridge. Tiling to splash areas, double radiator, UPVC window and door to rear. Internal door leading to utility area.

### UTILITY/OUTBUILDING 3.010 x 1.399 (9'10" x 4'7")

Power and light.

### FIRST FLOOR LANDING

Cupboard housing gas boiler with below cylinder tank. Doors to bedrooms and bathroom/w.c.

### BEDROOM 1 4.205 x 3.269 (13'9" x 10'8")

UPVC window to front, central heating radiator, TV point and built in cupboard with shelf and rail.

### BEDROOM 2 3.275 x 3 (10'8" x 9'10")

Single glazed window to rear, single radiator and built in cupboard with shelf and rail.

### BEDROOM 3 2.120 x 3.049 into door recess (6'11" x 10'0" into door recess)

UPVC window to front, single radiator and built in over stairs cupboard.

### SHOWER ROOM/W.C

Walk in shower with shower boarding to splash areas, Redring electric shower, glass screen, hand basin, low level W.C and UPVC window to rear.

### EXTERNALLY

To the front is a garden with picket fence, laid to lawn with flower and shrub borders.

There is a rear terraced garden having paved areas, leading to a small lawned area with the top tier having flower and shrub borders. Outside light.



**OFFERS OVER £135,000**

### Energy Efficiency Rating

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

**England & Wales** EU Directive 2002/91/EC 

### Environmental Impact (CO<sub>2</sub>) Rating

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

**England & Wales** EU Directive 2002/91/EC 

