



Thintree Cottage, 13 Gallowgate, Richmond, DL10 4NA
Offers over £195,000





LOUNGE 3.374 into alcove x 3.347 (11'0" into alcove x 10'11")

Front door leading into the lounge with UPVC window to front, feature wood fireplace surround with marble style insert and hearth (idea for an electric fire. TV and telephone points, wood panelling to part walls, central heating radiator, door leading to first floor and walk through to kitchen with useful storage cupboard.

KITCHEN 3.051 x 2.408 (10'0" x 7'10")

One and half sink unit with swan neck mixer tap, base drawer and wall units with wood style worktop surfaces incorporating a 4 ring gas hob with glass splash back, below oven and above extractor fan. Natural stone tiling to splash areas, plumbing for automatic washer, void for fridge.freezer, central heating radiator down lighting and UPVC window and door to side leading onto the courtyard.

FIRST FLOOR LANDING

Leaded light window to side and cupboard with meters and consumer box. Central heating radiator and doors to; bedrooms and bathroom/w.c.

BEDROOM 1 3.437 x 4.285 (11'3" x 14'0")

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

BEDROOM 2 3.438 into alcove x 3.332 (11'3" into alcove x 10'11")

UPVC window to front, central heating radiator and period style painted black fireplace with grate. Loft hatch going access to the roof void.

BATHROOM/W.C

Spacious having; shaped panelled bath with mixer tap and screen, shower bar with twin heads. Period style hand basin with below vanity cupboards and mixer tap, low level w.c. White tiling to part walls, shower system to ceiling with down lighting, extractor fan, built in cupboard with shelving and housing the BAXI combination boiler, Feature tiled flooring and UPVC window to side.

EXTERNALLY

To the front is a stone wall with raised flower and shrub beds, paved seating area, side gate with path gives access to the rear which is paved for low maintenance. Outside water tap.

NOTES

The flat roof over the kitchen was replaced in 2023 and the house roof was also replaced in 2023.

Boiler was replaced in 2021.

The property has a flying freehold which is covered with an indemnity policy.

