



15 The Ghyll, Richmond, Yorkshire, DL10 4YP  
£129,500





ENTRANCE RECEPTION

A UPVC door leads into the entrance reception with wooden flooring, central heating radiator, useful built-in shelved storage cupboard, loft hatch and doors to lounge, bedrooms & shower room/WC.

LOUNGE / DINING ROOM 4.74m max x 3.83m (15'6" max x 12'6")

At the rear with UPVC sliding doors leading into the conservatory, electric fire in a white fire surround, wooden flooring, central heating radiator, TV aerial point and door to kitchen.

CONSERVATORY 2.78m x 3.16m (9'1" x 10'4")

Brick base with stone mantle, tiled floor, central heating radiator, UPVC windows to sides and rear and UPVC sliding door into the rear garden.

KITCHEN 2.73m x 2.00m (8'11" x 6'6")

Recently refitted with a range of base & wall units with worktops, one and a half bowl stainless steel sink unit with mixer tap over, tiled splash back, electric cooker, gas hob with extractor hood over, plumbing for washing machine, wall mounted Baxi combi boiler, wooden flooring, UPVC window to front.

BEDROOM 1 4.08m max x 2.74m exc robes (13'4" max x 8'11" exc robes)

At the rear of the property with a UPVC window, central heating radiator, two sets of fitted robes with sliding doors.

BEDROOM 2 2.55m x 2.37m (8'4" x 7'9")

At the front with a UPVC window, central heating radiator and fitted robes with sliding doors.

BATHROOM

With a white suite comprising of wash hand basin set in a vanity unit, w.c, bath and separate shower cubicle. Tiled walls, central heating radiator and UPVC double glazed window.

EXTERNALLY

To the front is a parking area, lawned garden with corner shrub bed. Useful built-in storage cupboard (recycling boxes/tools etc). To the rear is a low maintenance enclosed flagged garden area with gravelled borders, fencing to the rear & side offering a degree of privacy. A timber shed is also included in the sale.

NOTES

- \* This property is in a residential retirement development for over 55's.
- \* Service Charge £198.78
- \* Building Insurance £432.00
- \* Management Fee £308.27

- \* Reserve Fund Payment £1017.50
- \* TOTAL ANNUAL PAYMENT £1956.55
- \* The price advertised is the 70% ownership with the remaining 30% owned by The Home Group Council tax band A

