



15 Bolton Avenue, Richmond, North Yorkshire, DL10 4BG
Asking price £152,500



SIDE PORCH

UPVC door leading into side porch having UPVC panelling to fronts sides and rear with further UPVC door leading to rear garden.

KITCHEN AREA 2.387 x 2.383 (7'9" x 7'9")

UPVC side door leading into kitchen. UPVC window to front enjoying views of Richmond Town and Castle with countryside beyond. Plumbing for sink and electric cooker point. Radiator. Door leading into lounge.

LOUNGE 5.263 x 4.037 max into alcove (17'3" x 13'2" max into alcove)

UPVC sliding doors leading onto the front terraced patio area. TV and telephone points, central heating radiator, stone fireplace with opening for stove (with correct permissions etc) Loft hatch with pull down ladders. there is a COMBINATION boiler in the loft space.

Walk through to inner lobby.

INNER LOBBY

Doors to; bedrooms and bathroom.

BEDROOM 1 3.024 x 3.357 (9'11" x 11'0")

UPVC window to rear, central heating radiator and built in cupboard (formerly housing cylinder tank).

BEDROOM 2 2.406 x 2.412 (7'10" x 7'10")

UPVC window to rear and central heating radiator.

BATHROOM

Panelled bath, pedestal hand basin, low level w.c, tiling to part walls, ladder style towel rail and UPVC window to side.

EXTERNALLY

To the front of the property is access to the garage and a further covered storage area which sits below the terraced area. Steps lead up to the front of the property and a gate leading to the sun terrace. To the rear is a garden.

GARAGE

Single garage with up and over door.

