



13 l'anson Road, Richmond, North Yorkshire, DL10 4NL
£925



RECEPTION HALL

Part glazed UPVC entrance door, wood panelling to part walls, central heating radiator, telephone point, UPVC double glazed window to the side. Staircase to first floor with under stairs storage cupboard that has shelving, lighting and power.

LOUNGE 4.00 x 3.95 (13'1" x 13'0")

At the front of the property with a UPVC double glazed window, laminate flooring, fireplace recess with electric stove, coved ceiling, TV aerial point and central heating radiator.

KITCHEN / DINING ROOM 5.89 x 3.02 (19'3" x 9'10")

Fitted with a range of wall, floor and drawer units with built in wine rack and wooden effect worktops and upstands, integrated dishwasher, integrated fridge, electric oven and hob with splash back and extractor hood with downlight. Stainless steel sink unit with mixer tap. Central heating radiator, UPVC door leading to the rear porch and double UPVC glazed patio doors leading out to the enclosed rear garden.

REAR PORCH

With two external UPVC doors leading to the side and to the rear garden.

UTILITY ROOM 3.87 x 1.87 (12'8" x 6'1")

UPVC window to rear. Base unit with worktop surface, stainless steel sink and plumbing for an automatic washing machine.

FIRST FLOOR LANDING

Half landing with UPVC double glazed window to the side and main landing with built-in double cupboard and loft access. The loft space is partly boarded and has a drop down ladder and light.

BEDROOM 1. 3.99 x 3.47 (13'1" x 11'4")

At the front of the property with fitted robes and built in storage cupboard, central heating radiator and UPVC double glazed window.

BEDROOM 2. 3.50 x 3.18 (11'5" x 10'5")

At the rear of the property with a built wardrobe/cupboard, central radiator and UPVC double glazed window to rear.

BEDROOM 3. 2.84 x 2.32 (9'4" x 7'7")

At the front of the property with shelved storage, central radiator and UPVC double glazed window.

BATH/SHOWER ROOM 2.32 x 1.66 (7'7" x 5'5")

At the rear of the property with a white suite comprising of bath with shower over, wash hand basin in a vanity unit, tiled walls and flooring, towel radiator and UPVC double glazed window.

SEPERATE W.C

With a white w.c with an integrated wash hand basin, towel radiator and UPVC double glazed window.

EXTERNALLY

To the front of the property there is a gravelled driveway providing off road car parking, a wooden double bin sore and pathway at the side of the property providing access into the rear garden.

To the rear of the property there is an enclosed garden having a paved patio area, second raised decked seating area, gravelled borders, shed and wooden playhouse.

