



15 Bolton Avenue, Richmond, DL10 4BG  
Offers over £250,000



# 15 Bolton Avenue, Richmond, DL10 4BG

Superb RENOVATED & REFURBISHED\* Bungalow with ASTONISHING VIEWS. For Sale with NO ONWARD CHAIN – Viewing an Absolute Must! Great 5.51m x 5.25m (18'0" x 17'2") KITCHEN, DINING & DAY ROOM opening on to large 5.12m (16'9") South facing BALCONY (Jaw-dropping views), 2 BEDROOMS & Stylish SHOWER ROOM. Double GARAGING etc, PARKING & lovely little rear cottage GARDEN with elevated views.

IDEAL for PROFESSIONAL individual/couples, LOCK-&-LEAVERS & RETIRING or RETIRED buyers,

\* Re-configured with work including NEW Kitchen, NEW Shower Room, Re-wiring, re-Plumbed, re-plastered, electrics, roofing & gas boiler. New garage doors & Balcony flooring.

The Rough Guide to Britain describes historic Richmond as "AN ABSOLUTE GEM": Situated on the edge of the beautiful Yorkshire Dales National Park, the town is surrounded by the most stunning scenery anywhere to be seen (From your BALCONY!), & is a great place to live. Excellent access A1(M) & A66 at Scotch Corner & Darlington mainline station to LONDON Kings Cross (2 hours 20 minutes).

## ENTRANCE HALL & UTILITY/BOOT ROOM 2.52m x 2.22m (8'3" x 7'3")

Fitted floor units with worktop & inset sink, integrated freezer & plumbing for washing machine. Oak finish flooring & UPVC double-glazed front & rear doors.

## KITCHEN, DINING & DAY ROOM (VIEWS) 5.52m x 5.25m max (18'1" x 17'2" max)

A fabulous room with Oak finish flooring & down-lighting comprising:

### KITCHEN (VIEWS)

Fitted with brand new range of wall & floor units with breakfast unit & worktops with 1 & ½ bowl sink, integrated ceramic 'flush-venting' hob, electric oven/grill, integrated microwave, fridge & dishwasher. UPVC double-glazed window to front & open to:

### DINING & DAY ROOM (VIEWS)

Feature display wall with contemporary fire, TV & sound-bar space. UPVC double-glazed patio doors opening on to:

## South Facing BALCONY 5.12m (x 5.03m (16'9" (x 16'6"))

A large Al Fresco resin-sealed area with Jaw-dropping views. Outside power & lighting.

## BEDROOM 1. 3.36m x 3.02m (11'0" x 9'10")

UPVC double-glazed window to rear.

## BEDROOM 2. 3.41 m x 2.40m (11'2" m x 7'10")

UPVC double-glazed window to rear.

## SHOWER ROOM 2.29m x 1.34m (7'6" x 4'4")

Stylish contemporary suite with inset & integrated washbasin with cupboards & WC, full-width shower cubicle with shower bar. Light-mirror, down-lighting, Oak finish flooring & towel radiator. UPVC double-glazed window to side.

## LOFT AREA 5.58m x 2.83m min (18'3" x 9'3" min)

Hatch from Day Room with fold-down ladder. Worcester gas central heating boiler, boarding & lighting

## OUTSIDE FRONT

### Twin GARAGES

Great STORAGE, HOBBY SPACE etc., comprising:

### GARAGE 1. 4.84m x 2.47m (15'10" x 8'1")

Electric roller door, lighting & power.

### GARAGE 2. 4.95m x 2.29m (16'2" x 7'6")

Electric roller door, lighting & power.

### Enclosed REAR GARDEN

Established flower/shrub planting, Apple, Pear & Laburnum trees. Cold-water tap. A great hideaway.

## NOTES

- (1) Freehold
- (2) Council Tax Band: B
- (3) EPC: TBC
- (4) Mains Water, Electricity, Gas & Drainage



**OFFERS OVER £250,000**

### 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>		
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