



## 69 Gilling Road, Richmond

Offers in the region of £275,000

Located in this very popular area of Richmond, conveniently positioned for all schools, this very well presented three storey house will appeal to a variety of buyers. The property features two reception rooms and a kitchen to the ground floor, two double bedrooms and a shower room to the first floor and a double bedroom with far reaching views to the second floor. Externally there is ample driveway parking, a garage and gardens to front and rear. An early inspection is strongly recommended!

21 Market Place, Richmond, North Yorkshire, DL10 4QG

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## **Entrance Hall:**

Accessed through a recently fitted composite door, the entrance lobby has a radiator and stairs to the first floor.

## **Living Room:**

3.91m x 3.41m

A bright room having a large upvc double glazed window to the front of the property.



There is a fireplace which houses an electric stove, a TV point and a radiator.



## **Dining Room:**

2.92m x 2.53m

With ample space for a table, there is a radiator and a pair of fully glazed upvc doors opening out to the garden.



## **Kitchen:**

2.91m x 1.97m

Fitted with a range of cream units with butchers block effect worksurfaces. Integrated into the units are an electric hob and oven with an extractor over.



There is plumbing for a washing machine and dishwasher, space for a fridge freezer, a useful larder cupboard and a upvc double glazed window to the side of the property. The recently fitted upvc door gives access to the rear of the property.

## **First Floor Landing:**

With a radiator and a upvc double glazed window.

## **Bedroom 1:**

3.55m x 2.91m

A generous double bedroom that has a upvc double glazed window to the front of the property, a radiator and a built in wardrobe.





**Bedroom 2:**

2.90m x 2.62m

A double bedroom with a radiator, a TV point, a built in wardrobe and a upvc double glazed window.



**External**

The property is set back from the road behind a lawned garden with planted borders. There is a block paved driveway providing parking for a number of cars.



The driveway runs to the side of the property where there is additional parking through a gate, and the garage.

The rear garden is set over two levels. The lower level is gravelled and provides a seating area which enjoys the afternoon sun. Stone steps lead to the upper level which is lawned and has raised beds and planted borders.

**Shower Room:**

2.00m x 1.33m

Fitted with a WC, a wash hand basin and a corner shower enclosure with a dual headed shower. There is a radiator, a upvc double glazed window and an airing cupboard.



**Additional Information**

The postcode is DL10 5AH and the Council Tax Band is C. The gas fired boiler (fitted in 2021) is located in the attic space.

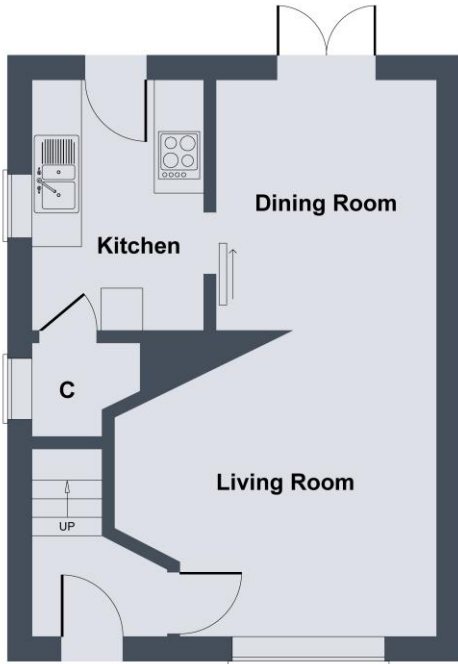
**Second Floor Bedroom:**

3.84m max x 3.00m

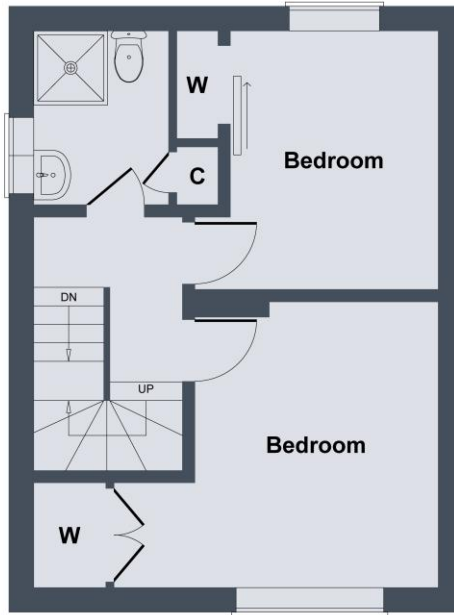
A double bedroom with a radiator, a TV point, useful attic storage and a upvc double glazed window with extensive views towards the Cleveland Hills.



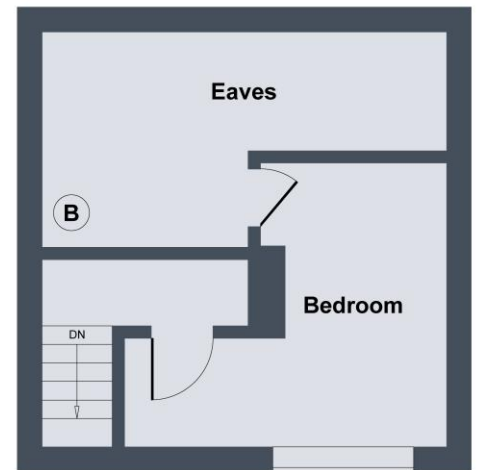
## 69 Gilling Road



**GROUND FLOOR**



**FIRST FLOOR**



**SECOND FLOOR**

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

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