



## 1 Fontenay Road, Richmond

Offers in the Region of £359,950

**\*\*NOT JUST A THREE BEDROOMED, SEMI-DETACHED HOUSE... BUT ALSO A SEPARATE, DETACHED, COMPLETELY SELF CONTAINED, ONE BEDROOM ANNEXE, IDEAL FOR A RELATIVE/SEPARATE SOURCE OF INCOME\*\***In this very popular part of Richmond. The main property comprises a living room, a dining room, a garden room and a kitchen to the ground floor, with three bedrooms, an attic room and a bathroom to the upper floors. The annexe features an open plan living area, a bedroom and a shower room. Externally there is a tidy garden and driveway parking for three cars. An early inspection is strongly advised!

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

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## **Entrance Hall:**

The generous hallway has a radiator and a useful understairs storage cupboard.

## **Living Room:**

A bright room having a upvc double glazed bay window to the front with a South facing aspect. There is a radiator, a TV point and a log burning stove set into the fireplace.



## **Dining Room:**

Providing ample space for family dining and having two radiators and built in storage.

## **Garden Room:**

A lovely space for relaxing, having upvc double glazed windows overlooking the garden. There is a radiator and a door to the garden.



## **Kitchen:**

Fitted with a range of wall and base units with complimenting countertops. Integrated into the units are an electric hob with an extractor over and an eye level oven.



There is plumbing for a washing machine and a dishwasher and space for an under counter fridge. A door gives access to the porch which is a great space for keeping outdoor wear and has a door to the garden.



## **First Floor Landing:**

With a upvc double glazed window and access to the attic room via a drop down ladder.

The **Attic Room** has heating, eaves storage and two roof windows.

### **Bedroom 1:**

A double bedroom with fitted furniture a built in wardrobe, a radiator and a upvc double glazed window.



### **Bedroom 2:**

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



### **Bathroom:**

Fitted with a modern white suite that comprises a bath with a dual headed shower over, a WC, a wash hand basin set into a vanity unit, a heated towel rail and a two upvc double glazed windows.



### **Bedroom 3:**

With a fitted single bed, a radiator and a upvc double glazed window.

### **Annexe:**

A great addition that is perfect for a relative, or as a rental property for additional income. There is an open plan living area, a double bedroom and a shower room.

### **External**

The property sits back from the road behind a walled forecourt garden.

To the rear there is a neat lawned garden with a seating patio and driveway parking for three cars.



### **Additional Information**

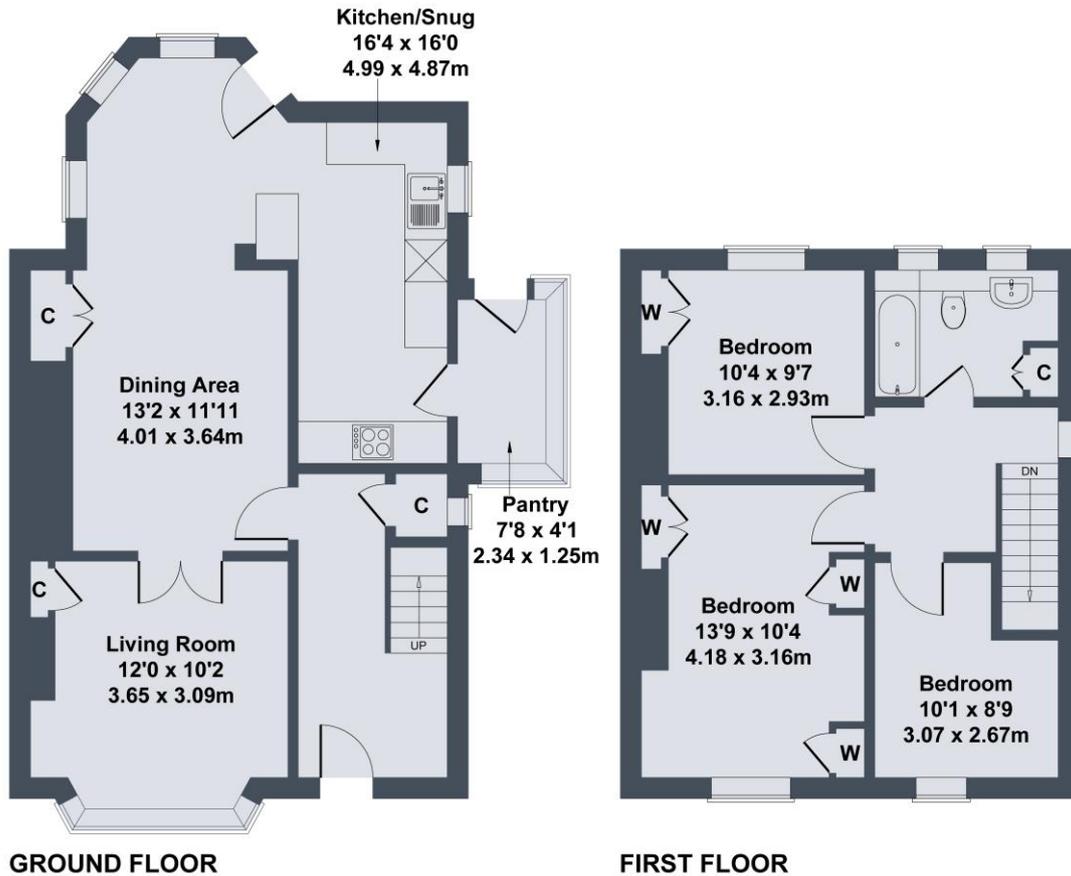
The postcode is DL10 5AE.

The Council Tax Band for the house is C and The Annexe is A.

Both properties have the benefit of gas central heating.



**1, Fontenay Road, Richmond DL10 5AE**



**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.

Produced by Potterplans Ltd. 2024

Viewing Arrangements - by appointment with Irvings Property Ltd

Property Misdescriptions Act 1991 - PLEASE NOTE CAREFULLY

These particulars have been prepared for guidance only. We have not carried out a detailed survey, nor tested the services, appliances or specific fittings. Floor plans are not drawn to scale unless stated, measurements and distances are approximate only. Do not rely on them for carpets and furnishings. Photographs are not necessarily current and you should not assume that contents shown are included in the sale.