



## Heatherlea, Middleton Tyas

Offers in the Region of £295,000

Centrally positioned in this highly regarded and conveniently positioned village, Heatherlea is a very nicely presented semi detached property that provides well planned living spaces making an excellent family home. To the ground floor there is a living room, a dining room, a garden room, a quality kitchen and the bathroom, whilst to the first floor there are four bedrooms, a study area and a shower room. Externally there is parking for a number of cars, a garage and a pleasant rear garden. An early inspection is strongly recommended!

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

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## **Entrance Hall:**

The welcoming hallway features a radiator, a upvc double glazed window and a useful under stairs storage area.

## **Living Room:**

4.20m x 3.24m

Centred around a fireplace housing a stove effect electric fire, the living room has a radiator, a TV point and a upvc double glazed window to the front of the property.



The vaulted ceiling gives a feeling of space and there is an electric heater and a pair of doors to the garden.



## **Kitchen:**

3.38m x 3.27m

Fitted with a range of quality wall and base units with complimenting granite countertops. There is an electric range cooker, an American style fridge freezer, a washing machine, a radiator, a upvc double glazed window and a half glazed door to the garden.



## **Dining Room:**

3.73m x 2.42m

With ample space for family dining, there is a radiator, timber wall panelling and a pair of doors opening into the garden room.



## **Bathroom:**

2.43m x 1.46m

Fitted with a modern white suite that comprise a bath with a dual headed shower over, a WC and a wash hand basin set on a vanity.

## **Garden Room:**

3.32m x 2.98m

An excellent room, creating a lovely space for relaxing and enjoying the garden.



**First Floor Landing:**

With a radiator and a useful study area ideal for those working from home.

**Bedroom:**

5.34m x 2.70m

With a radiator, a velux roof window and a upvc double glazed window.



**Bedroom:**

3.31m x 2.37m

With a radiator and a velux roof window.



**Bedroom:**

4.05m x 2.37m

With a radiator and a velux roof window.



**Bedroom 4:**

3.22m x 2.18m

Ideal as a bedroom or home office and having a radiator and a upvc double glazed window.



**Shower Room:**

Fitted with a shower enclosure, a WC and a wash hand basin. There is a radiator and a upvc double glazed window.

**External**

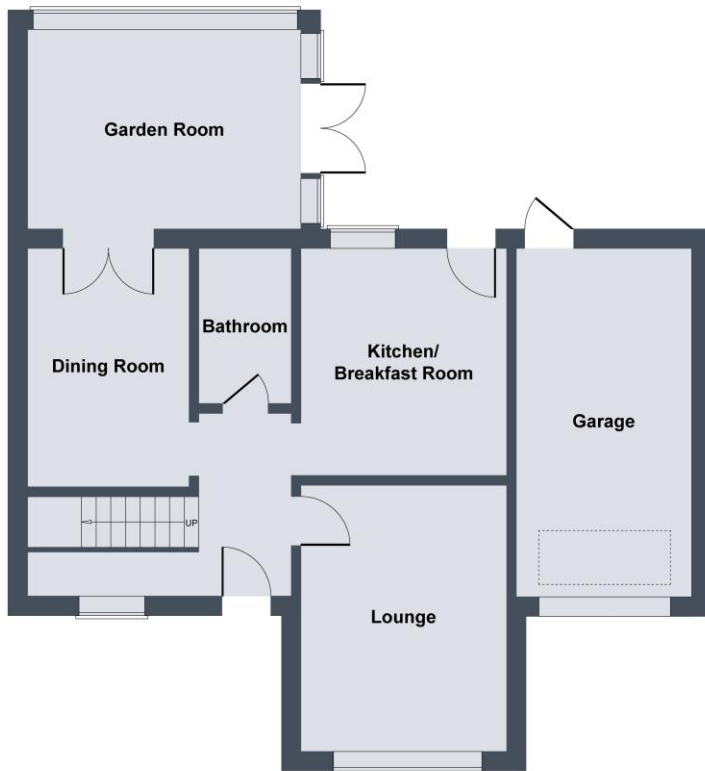
The property sits back from the road behind two parking areas providing parking for a number of cars. The **Garage** (5.63m x 2.75m) has a roller door, a window, a door to the garden and has power and light connected. The rear garden is mainly lawned with planted borders and a patio seating area.



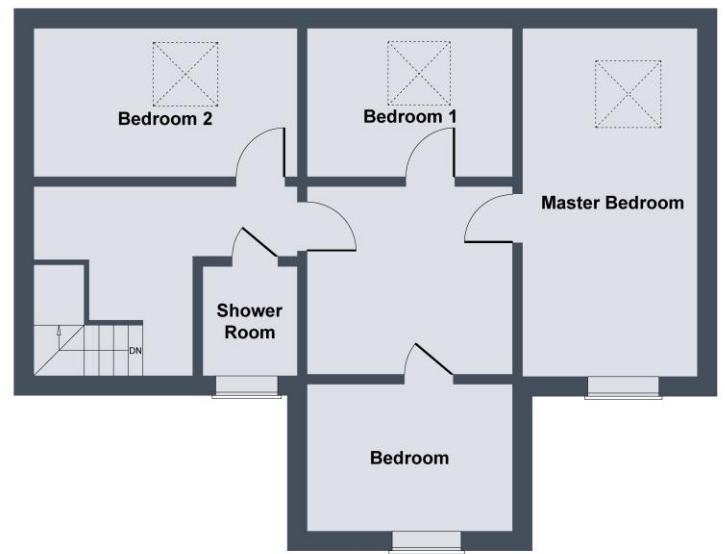
**Additional Information**

The postcode is DL10 6PE and the Council Tax Band is D. It has oil fired central heating.

## Heatherlea, Middleton Tyas, DL10 6PE



GROUND FLOOR



FIRST 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.

Produced by Potterplans Ltd. 2026

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.