



4 Pilmoor Close, Richmond, DL10 5BQ
Offers over £200,000



ENTRANCE RECEPTION

UPVC door leading into entrance reception having laminated floor, single radiator, loft hatch with pull down ladders and doors to: bathroom/w.c, lounge and bedrooms.

SHOWER ROOM /W.C 2.23m x 1.56m (7'3" x 5'1")

Walk in shower with seat with Mira shower, tiling to splash areas, low level w.c, pedestal hand basin, shaver point, wall mounted cupboard with mirror front, built in linen cupboard with shelving, heated chrome towel rail and UPVC window to side.

BEDROOM 1. 4.28m max (3.67m) x 3.03m (14'0" max (12'0") x 9'11")

UPVC window to rear overlooking the garden. Central heating radiator.

BEDROOM 2. 3.01m x 2.49m (9'10" x 8'2")

UPVC window to rear and double radiator.

LOUNGE/DINING ROOM 5.39m x 3.63m (17'8" x 11'10")

UPVC picture window to front, feature fireplace surround with coal effect period style gas fire. TV and telephone points, two radiators and door to kitchen.

KITCHEN 2.48m x 2.35m (8'1" x 7'8")

Single drainer fed by mixer tap, fitted with a range of base, drawer and wall units with work top surfaces, four ring electric hob with below oven, void for fridge/freezer, tiling to splash areas, UPVC windows to front and side.

EXTERNALLY

To the front of the property is a lawned garden with shrub beds, oversized driveway for parking of several cars. To the Side of the garage is a parking bay ideal for a camper van/caravan etc. Outside water tap.

To the rear is a hard standing area with timber shed and a side door leading into the garage. Steps lead up to the main garden having well established flower and shrub borders, laid to lawn, hard standing area ideal for table and chairs. Greenhouse.

GARAGE

Single garage with up and over door, power and light.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		69	77
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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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Not to Scale

