



21 Quarry Road, Richmond, Yorkshire, DL10 4BP
Offers over £375,000



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Offered for sale with no onward chain, this 4 double bedroomed semi detached house simply has to be seen. Having 142sqm/1528sqft of living space. Comprising of sitting room, family room, L-shaped living kitchen & dining area, utility & cloaks/WC. 4 double bedrooms, the master having a balcony and an en-suite, Bath/Shower Room, West facing Patio Garden with views & Parking. Adjoining open land with fine views.

HALL

Composite front door and staircase to first floor. Doors lead into the sitting room and kitchen.

SITTING ROOM 4.08 into bay x 3.97 max (13'4" into bay x 13'0" max)

Attractive cast Register grate 'living-flame' gas fire, TV aerial point & central heating radiator. UPVC double glazed bay window to front.

FAMILY ROOM 4.02 x 2.90 (13'2" x 9'6")

Two Central heating radiators and double glazed French doors to rear Covered Terrace.

'LIVING' KITCHEN & DINING AREA 8.20m x 7.02m overall (26'10" x 23'0" overall)

A fabulous 'L-shaped' living space - great for parties & the family & comprising:

DINING AREA 5.24 x 3.31 (17'2" x 10'10")

An extension of the Kitchen & great entertaining space.

KITCHEN 7.02 x 3.00 (23'0" x 9'10")

Having an extensive range of 'soft-close' wall & floor units with woodblock worktops including a 2.07 x 1.53/6'9" x 5'0" workstation 7 breakfast bar. 6-ring Caple range cooker with Stainless Steel splashback, 1 & ½ bowl pot sink & plumbing for dishwasher. Useful shelved LARDER CUPBOARD with light point, tiled floor, radiator & UPVC double glazed French doors with side screens to front.

UTILITY/WC 3.15 x 2.70 overall (10'4" x 8'10" overall)

Wall & floor units including store cupboard & worktops with sink unit. Tiled floor, tiled ledge, Alpha gas boiler & radiator. UPVC double glazed window & door to rear. A door leads into the downstairs w.c.

DOWNSTAIRS WC

Washbasin & WC, radiator & UPVC double glazed window to rear.

FIRST FLOOR LANDING

2 loft accesses - both with ladder & boarding.

BEDROOM 1. 5.10 min x 3.21 max (16'8" min x 10'6" max)

A great part-vaulted room with radiator, TV point & UPVC double glazed patio doors to:

BALCONY

Stainless Steel & glazed balustrade - great views.

EN SUITE 2.01 x 1.73 (6'7" x 5'8")

Attractive contemporary finish with screened shower area with drench shower, washbasin & WC. Tiled floor, splash tiling & down-lighting, towel radiator & UPVC double glazed window to side.

BEDROOM 2. 3.97 into robes x 3.25 (13'0" into robes x 10'7")

A double bedroom at the front with a central heating radiator, fitted robes with sliding doors, large cupboard over the stairs and UPVC double glazed window.

BEDROOM 3. 3.56 x 3.02 (11'8" x 9'10")

A double bedroom with a central heating radiator & UPVC double glazed window to front.

BEDROOM 4. 3.48 x 2.75 (11'5" x 9'0")

A double bedroom with a central heating radiator & UPVC double glazed window to rear with elevated views.

BATH/SHOWER ROOM 2.15 x 2.00 (7'0" x 6'6")

Having wall & floor tiling & 'P-shaped' bath with shower over, washbasin & WC. Down-lighting, useful store cupboard, towel radiator & UPVC double glazed window to rear.

OUTSIDE FRONT

Low boundary wall-bed, small lawn with flower/shrub borders & parking.

WEST FACING REAR GARDEN

Covered decked area with cold water tap & stone flagged patio with flower/shrub borders with great views.

NOTES

* Council Tax Band: C

* Freehold



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SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY



