



10 Gower Road, Richmond

Offers in the region of £280,000

Forming part of this quiet and highly regarded cul de sac, and with a South facing rear garden, this very well presented semi detached house has a contemporary finish which will appeal to a range of buyers. To the ground floor there is a living room, a fantastic open plan dining kitchen and a large utility room, whilst to the first floor there are three bedrooms and a stylish bathroom. Externally there is driveway parking and a generous South facing garden. An early inspection is strongly recommended!

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

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Entrance Lobby:

Accessed through a part glazed upvc door and having inset coir entrance matting, space for hanging coats and a window. The hall has a radiator and stairs to the first floor.

Living Room:

A pleasant room with a window to the front of the property, a TV point and a radiator.



Open Plan Dining Kitchen:

A fantastic space, perfect for modern living.



The **Kitchen** is fitted with a range of quality wall and base units with complimenting countertops giving a contemporary feel. Integrated into the units are a gas hob with a modern style extractor over, a double oven, a microwave, a dishwasher and a fridge freezer. A door gives access to the garden.



The **Dining Area** provides ample space for formal dining and has two windows to the garden and a pair of doors that open out to the patio area.



Utility:

Having been formed from the garage, there is plumbing for a washing machine and a window to the garden. The room is perfect for storage, and it could be returned to a garage very easily.

First Floor Landing:

With loft access.

Bedroom:

A double bedroom with a radiator and a window to the front of the property.



Bedroom:

A double bedroom with a radiator and a window to the rear with views over Richmond.



Bedroom:

With a radiator and a window to the front of the property.



Bathroom:

Having been refurbished and providing a stylish and modern finish. It is fitted with a white suite which comprises a bath with a dual headed shower over, a WC and a wash hand basin set on a storage unit. There is a heated towel rail and a window.



External

The property sits behind a low maintenance garden and a driveway providing off street parking.

A gated path leads to the rear garden.

The South facing rear garden enjoys the sun throughout the day and provides a lovely space for relaxing.



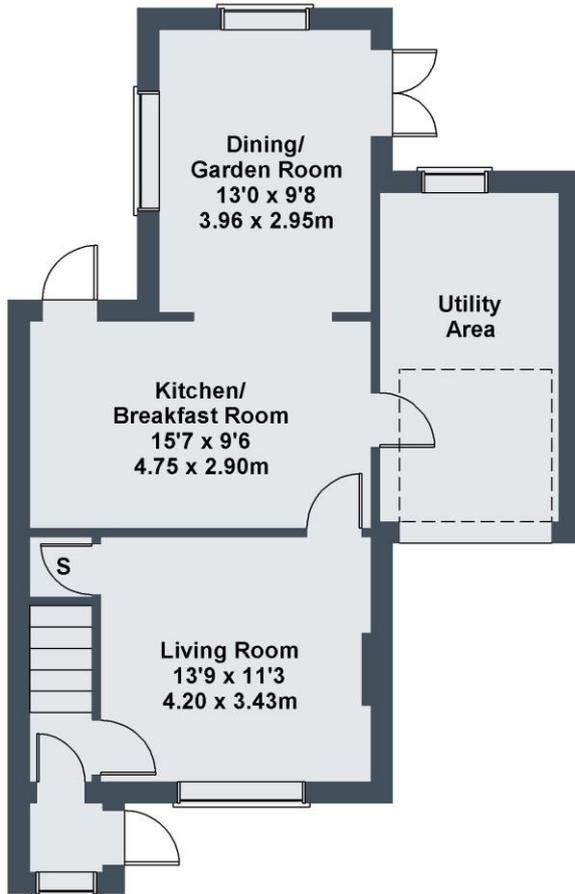
There is a decked seating area which runs down to a lawned garden with mature borders. To the rear of to the garden is a second seating area with a fire pit.



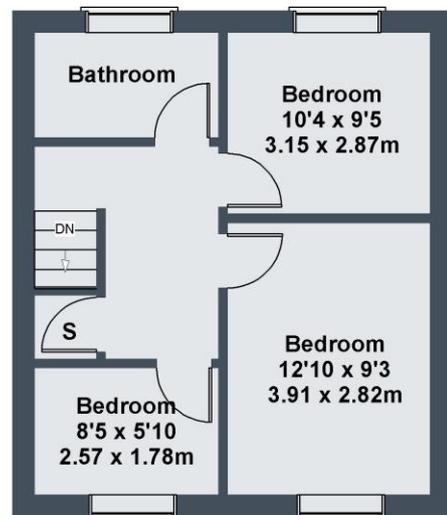
Additional Information

The postcode is DL10 4TZ and the Council Tax Band is C. The gas central heating boiler is located in the utility area.

10 Gower Road



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. 2017



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.