



## 22 Hill Close, Reeth

Offers in the region of £275,000

Forming part of this highly regarded development, conveniently positioned for all local amenities and with stunning views over open countryside, this very nicely presented property will appeal to a range of buyers. To the ground floor there is a living room with open views and a modern dining kitchen. The first floor features two bedrooms and a bathroom. Externally there is a garage and a patio garden that borders open countryside and gives stunning views of Fremington Edge. Being offered to the market CHAIN FREE, an early inspection is strongly recommended.

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

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## **Entrance Lobby:**

Accessed through a upvc door and having a night storage heater, a cloaks cupboard and a upvc double glazed window.

## **Living Room:**

A dual aspect living room having a upvc double glazed window and a pair of doors to the side of the property and a upvc double glazed window to the rear giving far reaching views.



There is a TV point, a night storage heater and a fireplace recess with an electric fire.



## **Dining Kitchen:**

With space for a table, the kitchen is fitted with a range of quality wall and base units with complimenting countertops and soft close fittings. Integrated into the units are a Neff electric hob and an eye level oven.



There is a Bosch washing machine, an under counter fridge, a large under stairs cupboard, a night storage heater and a upvc double glazed window to the rear with open views. A upvc door gives access to the rear of the property.



## **First Floor Landing:**

With loft access and a upvc double glazed window with open views.

### **Bedroom:**

A dual aspect double bedroom having a upvc double glazed window to the side and one to the rear, both with far reaching views. There is a night storage heater, fitted wardrobes and a large walk in wardrobe.



### **Bedroom:**

With a night storage heater, a built in wardrobe and a upvc double glazed window.



### **Bathroom:**

Fitted with a matching suite that comprises a WC, a wash hand basin and a bath with a Mira electric shower over. There is a night storage heater and a upvc double glazed window.



### **External:**

The property sits in a quiet corner position. To the front there is a garage with a pair of timber doors, power and light and a door to the garden.

To the rear there is a patio garden that provides stunning views over open countryside and Fremington Edge. There are planted borders and a water tap.

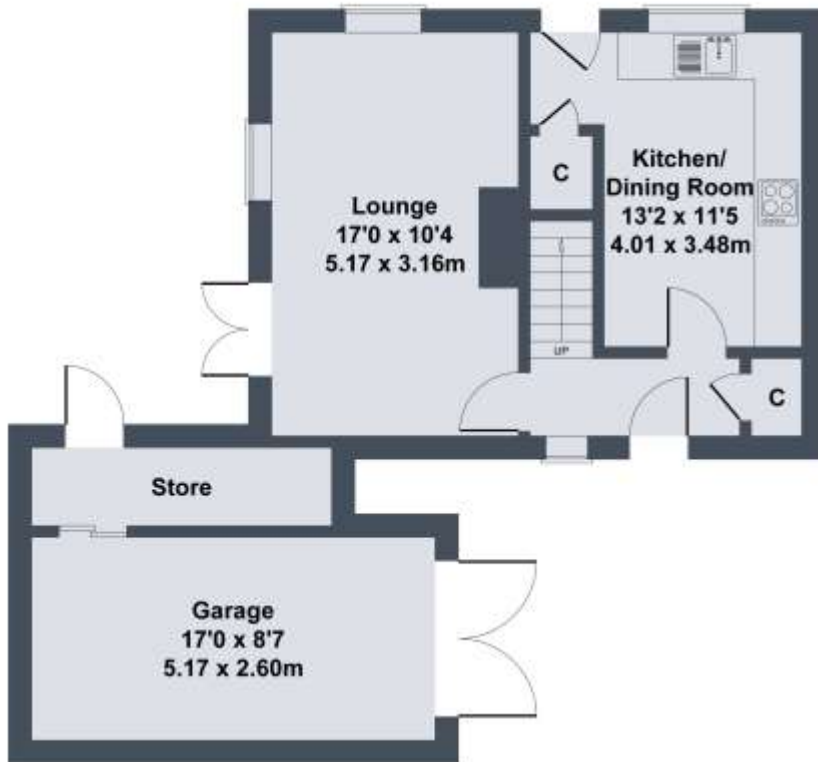


### **Additional Information**

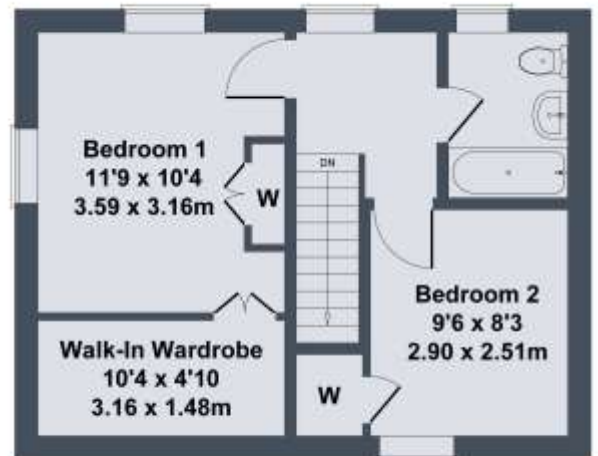
The postcode is DL11 6RX and the Council Tax Band is D.



**22 Hill Close, Reeth**



**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.