



Lodge Cottage, 32b Gilling Road, Richmond

Offers in the Region of £235,000

Located in this very popular part of Richmond, conveniently positioned for local amenities and for access into the town centre, this very well presented semi detached cottage provides light filled living spaces and has the benefit of parking and a garage. To the ground floor there is a large open plan living area and a cloakroom, with the first floor comprising two double bedrooms and a bathroom. Externally there is a low maintenance forecourt garden, parking and a garage. Of interest to a range of buyers, it is 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 Hall:

Accessed through a upvc door, the generous entrance hall features a radiator and a useful under stairs cupboard.

Cloakroom:

Fitted with a WC, a wash hand basin and a radiator.

Open Plan Living Area:

A large, light filled space having double glazed windows to the front, rear and side of the property. The room provides the flexibility to have three defined areas.



The relaxed seating area has a radiator and a TV point.



The dining area provides ample space for a table and has a radiator and a feature bay window to the rear of the property.



The kitchen is fitted with a range of quality wall and base units with complementing countertops. Integrated into the units are a gas hob and an electric oven with an extractor over, and a dishwasher. There is plumbing for a washing machine, space for a fridge freezer and a feature bay window.



First Floor Landing:

With a useful storage cupboard with hanging rail, and a roof window.

Bedroom 1:

A generous double bedroom which features a built in wardrobe, eaves storage, a TV point, a radiator, loft access and three roof windows.



Bedroom 2:

A double bedroom with a radiator, a TV point and a roof window.



Bathroom:

Fitted with a white suite that comprises a bath with a dual headed shower over, a WC and a wash hand basin. There is a light tunnel to the ceiling and a heated towel rail.



External

The cottage sits back from the road behind a stone wall and a low maintenance forecourt garden.

To the rear there is a block paved parking space with a water tap and the garage.

The garage has an electric roller door and a useful store room to the rear.



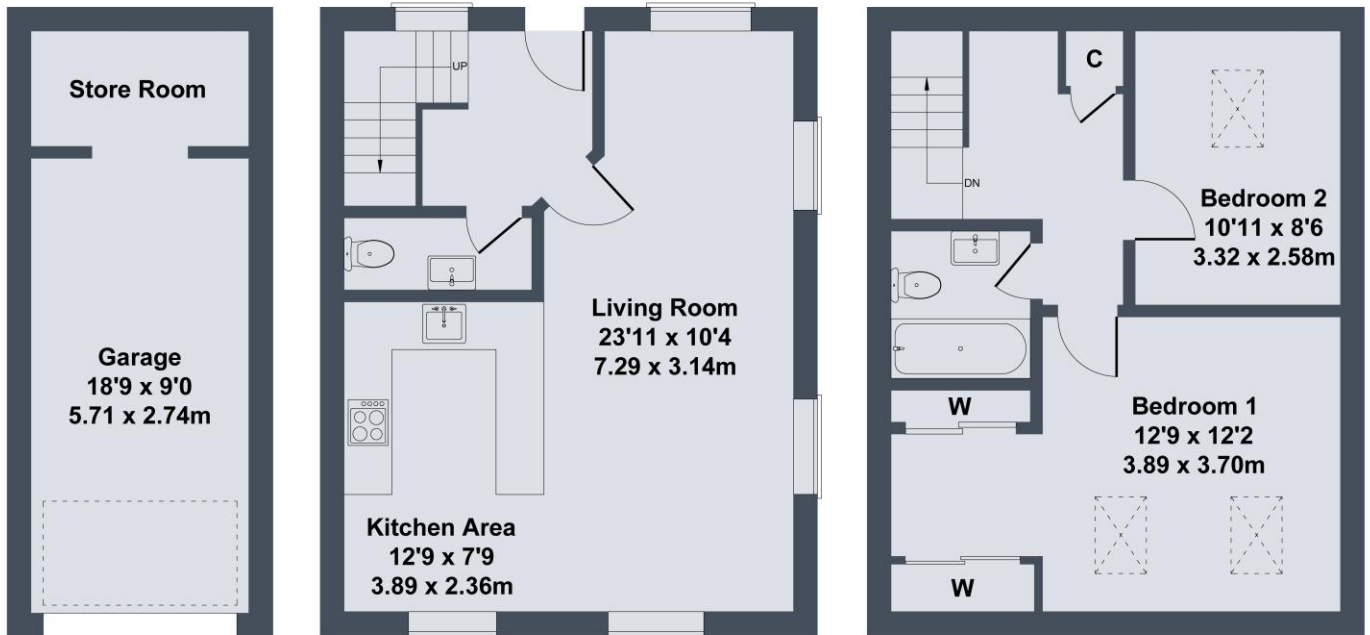
Additional Information

The postcode is DL10 5AA and the Council Tax Band is

The Worcester gas fired boiler is located in the garage.

The property has a flying freehold over the garage for 32a Gilling Road.

32B Gilling Road, Richmond



GARAGE

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.

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