



## 26 High Street, Gilling West

Offers in the Region of £264,500

Sitting in the centre of the highly regarded and conveniently positioned Village of Gilling West, this mid terraced Grade II Listed period Cottage is beautifully presented throughout and makes a lovely home. To the ground floor is a living room, a dining room and a kitchen, whilst to the first floor are two double bedrooms, the master bedroom with ensuite facilities and a shower room. Externally to the rear is a private walled cottage garden, whilst to the front is on street parking. An early inspection is strongly recommended!

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



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## **Entrance Hallway:**

Accessed via a timber door, the entrance hallway has flagged flooring and a door to the rear garden. The neighbouring property has access for bins.

## **Living Room:**

A characterful room with beamed ceilings, a stone surround fireplace, a sliding sash window to the front of the property, a TV point and wall lighting. There is a useful understairs storage cupboard and an electric radiator.



## **Inner Hall:**

With stairs to the first floor, an electric radiator, a door to the dining room and a window overlooking the rear garden.

## **Dining Room:**

With ample space for a table, the dining room has a window overlooking the rear garden, beamed ceilings and an electric radiator. An archway leads to the kitchen.



## **Kitchen:**

Fully modernised and comprising a range of wall and base units with complimenting countertops. Integrated is a fridge freezer, an eye level electric oven, a dishwasher, a washing machine, an induction hob with an extractor over, a composite sink and a wine cooler. The kitchen is light and bright with windows to the side and rear and a stable door leading to the rear garden.



## **First Floor Landing:**

With loft access.

**Bedroom 1:**

A double bedroom with a sliding sash window to the front of the property, a feature fireplace, built in wardrobes and an electric radiator.

**Ensuite:**

A three piece suite, comprising a panelled bath with mixer taps and a shower attachment, a wc, a pedestal wash hand basin, an extractor fan, a heated towel rail, underfloor heating and a window to the front of the property.

**Bedroom 2:**

A second double bedroom, with an electric radiator and a window to the rear.

**Shower Room/WC:**

Comprising a walk in shower cubicle with a mains fed dual headed shower, a wc, a wash hand basin, an extractor fan, a shaver point, a heated towel rail, underfloor heating and a window to the rear of the property.

**Externally:**

To the front of the property is a small flower bed, whilst to the rear of the property is a lovely sun trap patio garden with good levels of privacy.

**Additional Information:**

The electric radiator are WIFI controlled and can be altered remotely.

The Postcode is DL10 5JF, the Council Tax Band is C.

**26 High Street, Gilling West**



**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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