



Sunnyside Cottage, 21 Richmond Road, Skeebby, DL10 5DR  
£260,000



## Sunniside Cottage, 21 Richmond Road, Skeeby, DL10 5DR

A deceptively spacious and extended three bedroomed stone built character mid terraced house. Having the added bonus of a garden room with lovely views over the south facing garden and a garage.

Situated in the conservation area in this sought after village.

An early inspection is simply a must to avoid disappointment.

### ENTRANCE HALLWAY

With a wooden double glazed entrance door, staircase leading to the first floor with under stairs storage cupboard, central heating radiator and cupboard housing the electric meter.

### LIVING ROOM 5.44 x 4.22 (17'10" x 13'10")

At the front of the property with a pine door, open fire in a feature brick surround, two storage cupboards, central heating radiator, tv aerial point, ceiling beams and double glazed windows to the front and the rear.

### INNER HALLWAY

With 2 large storage cupboards and laminate flooring, a step leads up to the:

### KITCHEN / DINING ROOM 5.33 x 2.54 (17'5" x 8'3")

At the rear of the property with a range of wall and base units having laminate topped work surfaces. stainless steel sink unit with mixer tap over, gas and electric cooker points, extractor hood, wall mounted Worcester combi boiler ( still under guarantee ), integrated washer dryer machine, central heating radiator, spot lighting, laminate flooring, double glazed window looking onto the rear cottage garden and wooden double glazed door leading to the rear yard and the garden beyond.

### LANDING

With loft access and spot lighting.

### BEDROOM 1 4.23 x 2.91 (13'10" x 9'6")

At the front of the property with exposed ceiling beam, central heating radiator and double glazed window.

### BEDROOM 2 3.64 x 2.54 (11'11" x 8'3")

At the rear of the property with built in storage cupboards, fitted desk, central heating radiator, ceiling beam, loft access and double glazed window.

### BEDROOM 3 4.23 x 2.36 (13'10" x 7'8")

A double bedroom at the rear of the property with a fitted desk, central heating radiator and double glazed window.

### BATHROOM 2.42 x 1.75 (7'11" x 5'8")

At the front of the property with w.c, wash hand basin, bath with shower over, part tiled walls, spot lights and double glazed window.

### EXTERNALLY

Once through the wooden gate a pathway leads through the front cottage garden with lawn and mature plants and shrubs. Steps lead up to the entrance door with external welcome light. To the rear of the property there is a yard area. Steps lead up to a beautiful south facing tiered cottage gardens with a flag stone patio and lawned areas. This is a gardeners delight having apple trees, raspberry and blackcurrant bushes, a variety of old shrub roses and lavender to name a few. There is a greenhouse, water feature and external cold water tap.

### GARDEN ROOM

At the top of the garden there is a UPVC double glazed south facing garden room with views over the garden and the back of the property. With a tiled floor, french doors onto a Yorkshire stone patio area and the garden. A door leads into the garage.

### GARAGE

Accessed via The Wynd, with up and over door, power and lighting.

### NOTES

\* FREEHOLD

\* COUNCIL TAX BAND C



**£260,000**

### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>86</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>68</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		

**England & Wales** EU Directive 2002/91/EC 

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO2 emissions</i>		

**England & Wales** EU Directive 2002/91/EC 

