



12 Eastfield Avenue, Richmond, DL10 4NQ
£260,000



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Four-bedroom semi-detached house that is competitively priced, designed to attract a swift sale. Situated in a sought after area close to schools and local amenities.

Having a downstairs master bedroom, complete with an ensuite bathroom. Generous sized through lounge / dining room, kitchen and utility room. Low maintenance rear garden and a large front driveway, allowing for off-road parking,

Early viewing is highly recommended

ENTRANCE HALL

With staircase leading to the first floor, central heating radiator and doors leading into the master bedroom, lounge and the kitchen.

LOUNGE / DINING ROOM 7.18 x 3.92 (23'6" x 12'10")

LOUNGE AREA

A bright and airy dual aspect room. Having a UPVC double glazed patio doors leading out to the rear garden. Fireplace with gas fire, wooden effect flooring, central heating radiator, coving and tv aerial point. Arched walkthrough to the dining room.

DINING AREA

Having a UPVC double glazed window to the front, central heating radiator, coving and wooden effect flooring.

KITCHEN 2.25 x 2.28 (7'4" x 7'5")

With a range of wall, base and drawer units with worktops, one and a half bowl stainless steel sink unit with mixer tap over, tiled splash back, electric oven and hob, extractor hood, plumbing for a dishwasher and under stairs pantry cupboard. There is a UPVC double glazed window to the rear and a door leading into the utility room.

UTILITY ROOM

Having base units with a workbench over, plumbing for a washing machine and tumble dryer space. There is a UPVC double glazed window to the rear and a UPVC double glazed door leading out to the rear garden.

BEDROOM 1 4.85 x 3.82 (15'10" x 12'6")

A double dual aspect bedroom having UPVC double glazed windows to the front and the side. Two central heating radiators, tv aerial point and a door leading into the ensuite.

EN SUITE

Having a shower cubicle with a Mira shower, sink unit with mixer tap and a vanity cupboard beneath, w.c and heated towel rail.

FIRST FLOOR

LANDING

With a UPVC double glazed window to the side of the property and an airing cupboard.

BEDROOM 2 3.71 x 3.38 (12'2" x 11'1")

A double bedroom with a central heating radiator and a UPVC double glazed window to the rear.

BEDROOM 3 3.39 x 3.39 (11'1" x 11'1")

A double bedroom with a central heating radiator and a UPVC double glazed window to the front.

BEDROOM 4 2.45 x 2.32 (8'0" x 7'7")

With a UPVC double glazed window to the front, central heating radiator and a built in cupboard housing the Worcester central heating boiler.

FAMILY BATHROOM

Having a panelled bath with shower attachment over, shower cubicle with Mira shower, sink with a vanity storage cupboard beneath, heated towel rail and two UPVC double glazed windows to the side.

EXTERNALLY

To the front of the property there is a large driveway providing off road parking for 2/3 vehicles. There is a gravelled area, two garden sheds and mature trees and shrubs.

To the rear is a lovely suntrap garden with a decked area, gravelled area, raised beds, external cold water tap and an astro turfed lawn.

NOTES

* FREEHOLD

* COUNCIL TAX BAND C



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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	69	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		

England & Wales EU Directive 2002/91/EC 

Environmental Impact (CO₂) Rating

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

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