



35 Ronaldshay Drive, Richmond

Offers in the region of £280,000

Forming part of this very popular development, conveniently positioned for all schools and for access into the town centre, this very well presented three bedroomed semi detached house has been improved and extended resulting in a first class home. To the ground floor there is a large living room and a fantastic open plan dining kitchen, with the first floor having three bedrooms and a recently upgraded bathroom. Externally there are gardens to front and rear, driveway parking and an Annexe that is currently a treatment room but would be perfect for a number of uses including an additional ensuite bedroom, a home office or hobby room. Viewing a must!

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

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Living Room:

The large bright living room is flooded with light through the large South facing upvc double glazed window. There is a radiator, a TV aerial point and a fireplace recess with large timber lintel over.



Dining Area:

The perfect space for dining as a family. There are two Velux rooflights, a radiator and a pair of fully glazed doors which open onto the garden.



Kitchen:

The kitchen is fitted with a range of quality units with complimenting butchers block effect worksurfaces. Integrated into the units are an electric hob, an electric oven, an extractor and a washing machine. There is a fridge freezer and an opening leads through to the dining area.



First Floor Landing:

With loft access and a radiator. The loft has a retractable ladder and is fully boarded.

Bedroom 1:

A double bedroom which has a radiator and a large upvc double glazed window giving distant views over Richmond.



Bedroom 2:

A double bedroom with a radiator, a recessed hanging rail and a upvc double glazed window.



Bedroom 3:

Having recessed shelving and a hanging rail, a radiator and a upvc double glazed window overlooking the rear garden.



Bathroom:

Recently refitted with a white suite which comprises a bath with a shower over, a WC and a wash hand basin. There is a heated towel rail, an extractor fan and a upvc double glazed window.



External

The property sits back from the road in an elevated position behind a garden with a blocked paved parking space and a driveway which provides off street parking for a number of cars.

The Annexe is a great addition, currently used as a treatment room, it would also be ideal as an additional bedroom, a playroom or a hobby room. It has a room with an electric heater, and a cloakroom which is fitted with a WC and a wash hand basin.



The rear garden has a paved seating area and two upper terraces which are well stocked with mature planting including a plum tree, rhubarb, a bay tree and rosemary.



Additional Information

The postcode is DL10 5BN and the Council Tax Band is C.

The Baxi gas central heating boiler is located in the kitchen.

The property has the benefit of cavity wall insulation.

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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.

Produced by Potterplans Ltd. 2025

Viewing Arrangements - by appointment with Irvings Property Ltd

Property Misdescriptions Act 1991 - PLEASE NOTE CAREFULLY

These particulars have been prepared for guidance only. We have not carried out a detailed survey, nor tested the services, appliances or specific fittings. Floor plans are not drawn to scale unless stated, measurements and distances are approximate only. Do not rely on them for carpets and furnishings. Photographs are not necessarily current and you should not assume that contents shown are included in the sale.