52 Conan Drive, Richmond, Yorkshire, DL10 4PQ

Offers over £200,000

marcus alderson estate agents

Marcus Alderson
7 King Street, Richmond, North Yorkshire, DL10 4HP
Tel: 01748 822711
Email: info@marcusalderson.co.uk
Website: www.marcusalderson.co.uk

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WE ARE DELIGHTED TO OFFER FOR SALE THIS 2 BEDROOMED SEMI DETACHED. SITUATED IN THIS SOUGHT AFTER RESIDENTIAL AREA OF RICHMOND. LOCAL AMENITIES CLOSE TO HAND WITH GOOD ACCESS TO RICHMOND SCHOOLS. The property has been priced to achieve a quick sale and is being offered to the market with NO ONWARD CHAIN. Viewing is recommended to appreciate what this property has to offer.

Entrance Porch
UPVC Door leading into entrance porch with UPVC Double glazed window to side elevation and a door leading into entrance reception

Entrance Reception
Staircase leading to the first floor, single panelled radiator and a door leading into the lounge.

Lounge 5.0 x 3.16 (16'4" x 10'4")
UPVC double glazed window to front elevation. double central heating radiator, TV aerial point, two wall lights, french doors leading to the kitchen / dining room and cloaks WC, ceiling coving.

Kitchen / Dining Room 4.17 x 2.63 (13'8" x 8'7")
With a range of base drawer and wall units with work top surfaces incorporating an electric hob with above extractor hood, built in Hotpoint oven, single stainless steel drainer fed by mixer tap, tiling to splash, plumbing for washing machine, tiled flooring and UPVC double glazed window to rear. double glazed french doors lead into the conservatory.

Conservatory 3.93 x 2.72 (12'10" x 8'11")
UPVC Double glazed windows to side and rear elevation with UPVC french doors to rear elevation leading onto garden, ceiling lights, power points and door to garage

FIRST FLOOR

Landing
Loft hatch, built in cupboard housing cylinder tank. Doors lead into the bedrooms and family bathroom.

Bedroom 1 3.87 x 3.20 (12'8" x 10'5")
UPVC double glazed window to front elevation, single panelled radiator. Built in wardrobe housing central heating boiler.

Bedroom 2 3.22 x 2.23 (10'6" x 7'3")
UPVC double glazed window to rear elevation, single panelled radiator

Family Bathroom WC 1.83 x 1.67 (6'0" x 5'5")
Three piece suite comprising of L shaped panelled bath with above shower, wash hand basin with a vanity cupboard beneath and low level WC. tiling to walls, towel radiator. spot lights, extractor fan and a UPVC double glazed window to rear.

Externally
To the front feature gravel frontage with shrub beds. Path leading to front door. To the side of the property there is a driveway leading to the garage providing off road parking.

Garage
Electric up and over doors, power and light. Base units and work tops.

Rear Garden
Flagged rear garden for easy maintenance, outside water tap and timber shed

Notes
* Freehold
* Council Tax Band

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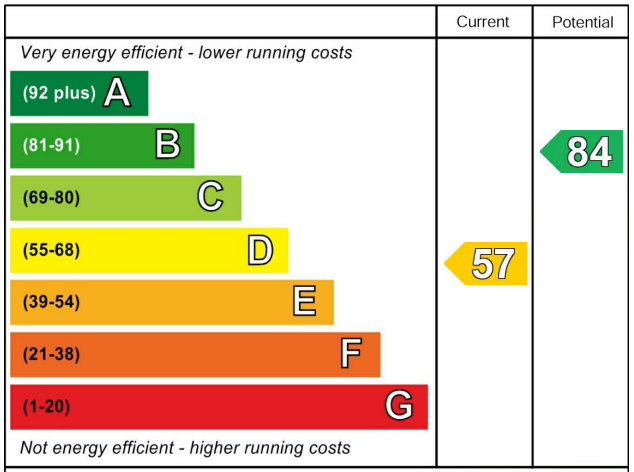
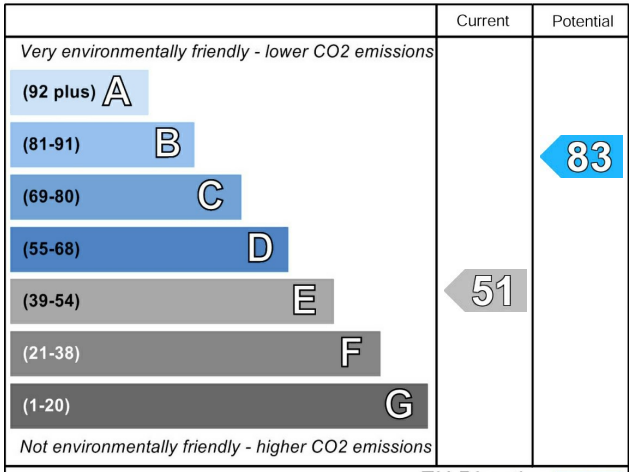
Energy Efficiency Rating



England & Wales

EU Directive 2002/91/EC

Environmental Impact (CO_2) Rating



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