



4 Fieldings Yard, Richmond, Yorkshire, DL10 4EY
Offers over £200,000



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This semi-detached house presents a wonderful opportunity for those seeking a flexible living space. With two reception rooms and two well-proportioned bedrooms, the property offers generous accommodation that can be tailored to suit various lifestyles and needs.

While the property is in need of some modernisation, it is priced attractively to facilitate a swift sale, making it an ideal choice for buyers looking to invest in a home they can personalise. The pleasant outlook from the property ensures a sense of tranquillity, as it is not overlooked, allowing for a peaceful living environment.

This residence is perfect for those who appreciate the potential to create their dream home in a desirable location. With its ample space and flexible layout, this property is a rare find in Richmond. Do not miss the chance to explore the possibilities that await in this delightful house.

HALL

With staircase leading to the first floor, small under stairs cupboard, central heating radiator, dado rail and two double glazed windows. Doors lead into the downstairs bathroom, lounge and dining room.

LOUNGE 6.37m x (2.95m min) 3.92m plus bays (20'10" x (9'8" min) 12'10" plus bays)

Having two double glazed bow windows to the front, two central heating radiators, brick built fireplace with an electric fire, tv aerial point, exposed ceiling beam.

DOWNSTAIRS BATHROOM 2.91m x 2.74m max (1.83m) (9'6" x 8'11" max (6'0"))

Walk in shower with a Mira electric shower, wash hand basin with fitted storage cupboards beneath, w.c, central heating radiator, wooden flooring, extractor fan, under stairs store cupboard and two double glazed windows.

DINING ROOM 4.12m max (3.66m) x 3.05m (13'6" max (12'0") x 10'0")

With wooden flooring, glazed alcove display cupboard, there is a step down to the kitchen / breakfast room.

KITCHEN / BREAKFAST ROOM 4.32m x 3.18m (14'2" x 10'5")

Currently fitted with a range of wall, base and drawer units with worktops, one and a half bowl stainless steel sink unit with mixer tap over and drainer, tiled splash back, breakfast bar, central heating radiator, part glazed stable door leading to the side courtyard and a double glazed window to the side. A door leads into the library.

LIBRARY 3.23m x 2.72m (10'7" x 8'11")

Fitted with shelving, central heating radiator and a double glazed window to the side. Arched walk through to the office.

OFFICE 3.63m x 2.81m (11'10" x 9'2")

Fitted with shelving, central heating radiator and a velux window. There is a loft hatch providing access into the roof void.

FIRST FLOOR

LANDING

Doors lead into the bedrooms and w.c, there is a storage cupboard. Steps lead down to the w.c.

WASHROOM/WC 1.83m x 1.81m (6'0" x 5'11")

WC, twin wash hand basins with storage cupboards beneath. wall mounted Valliant combi boiler, velux window, central heating radiator and part tiled walls.

BEDROOM 1. 5.59m max x 3.61m (18'4" max x 11'10")

A double bedroom having a double glazed window to the front with a pleasant outlook, central heating radiator, over the stairs alcove cupboard, large walk in cupboard / wardrobe and an electric shaver point.

BEDROOM 2. 3.42m x 3.15m max (11'2" x 10'4" max)

A double bedroom with a double glazed window to the rear, fitted wardrobes, walk-in cupboard and a central heating radiator.

GARAGE 4.11m x 3.68m (13'5" x 12'0")

With an electric door, power and lighting. There is a drive for parking in front of the garage.

EXTERNALLY

To the side of the property there is an enclosed paved courtyard with a storage shed. To the front there is an enclosed lawned garden with a patio area and mature trees and shrubs.

NOTES

* FREEHOLD

* COUNCIL TAX BAND C



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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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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(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>		
England & Wales	EU Directive 2002/91/EC 	

