43 Bolton Avenue, Richmond, DL10 4BA

Offers over £330,000

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A REFURBISHED & REMODELED HOME on a LARGE PLOT (Side & Rear Gardens about 0.11 acres) with STUNNING VIEWS. Showstopping 8.40m x 6.00m max (27'6" x 19'8") Main LIVING AREA & KITCHEN, BALCONY with Glorious South Facing Views, UTILITY & WC; 3 BEDROOMS, BATH/SHOWER ROOM, Separate WC & 4.48m (14'8") LOFT AREA/STORE. Integral GARAGE, PARKING & GARDENS with 3.60m x 3.10m (11'9" x 10'2") Side 'VIEWING' TERRACE – VIEWING AN ABSOLUTE MUST!
The Rough Guide to Britain describes historic Richmond as "AN ABSOLUTE GEM": Situated on the edge of the beautiful Yorkshire Dales National Park, the town is surrounded by the most stunning scenery anywhere to be seen. Excellent access A1(M) & A66 at Scotch Corner (4.5 miles) & mainline to LONDON Kings Cross (2 hours 20 minutes) from Darlington, about 13 miles.

ENTRANCE HALL (VIEWS)
Staircase to first floor with store area under & attractive stone flooring. UPVC double-glazed window to side.

UTILITY 1.53m x 1.48m (5'0" x 4'10")
Worktop with inset sink & plumbing for washing machine under, WC & UPVC double-glazed window to side.

BALCONY (VIEWS) 4.07m x 2.56m (13'4" x 8'4")
UPVC double-glazed patio doors from the hall open on to this great decked space: The VIEWS are AMAZING!

KITCHEN, DINING & DAY ROOM VIEWS) 8.40m x 6.00m max (27'6" x 19'8" max)
A light-filled showstopper with Oak flooring & comprising:

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A light-filled showstopper with Oak flooring & comprising:

DAY ROOM (VIEWS) 4.78m x 3.46m (15'8" x 11'4")
South facing & with full-width UPVC double-glazed window to front – Those views! Open to:

KITCHEN & DINING ROOM 6.00m x 3.63m (19'8" x 11'10")
Fitted with a stylish range of contemporary wall & floor units with Quartz worktops, breakfast bar & inset sink; integrated appliances include eye-level oven/grill, microwave, fridge, freezer & dishwasher. Feature steel beam, Baxi gas boiler, down-lighting, UPVC double-glazed window to rear & UPVC double-glazed patio doors to outside.

FIRST FLOOR LANDING
Store cupboard, UPVC double-glazed window to side & staircase to Upper Floor.

BEDROOM 1. 3.46m x 3.42m (11'4" x 11'2")
South facing & with full-width UPVC double-glazed window to front – Even better views!

BEDROOM 2. 4.07 max (3.32m) x 3.42m (13'4" max (10'10") x 11'2")
Including deep recessed wardrobe. UPVC double-glazed window to rear.

BEDROOM 3. 2.96m x 2.46m (9'8" x 8'0")
UPVC double-glazed window to rear.

BATH/SHOWER ROOM (VIEWS) 2.20m min x 1.47m (7'2" min x 4'9")
Panelled bath with shower-bar over, inset washbasin with cupboards & 'smart' mirror. UPVC double-glazed window to front.

Separate WC
Inset washbasin & WC. UPVC double-glazed window to side.

UPPER FLOOR

LOFT AREA 4.48m x 3.36m max (14'8" x 11'0" max)
Including eaves pitch which restricts the height. Electric heater, double-glazed Velux window. Door to:

STORE 1.53m deep (5'0" deep)

OUTSIDE FRONT
2-car parking leading to:

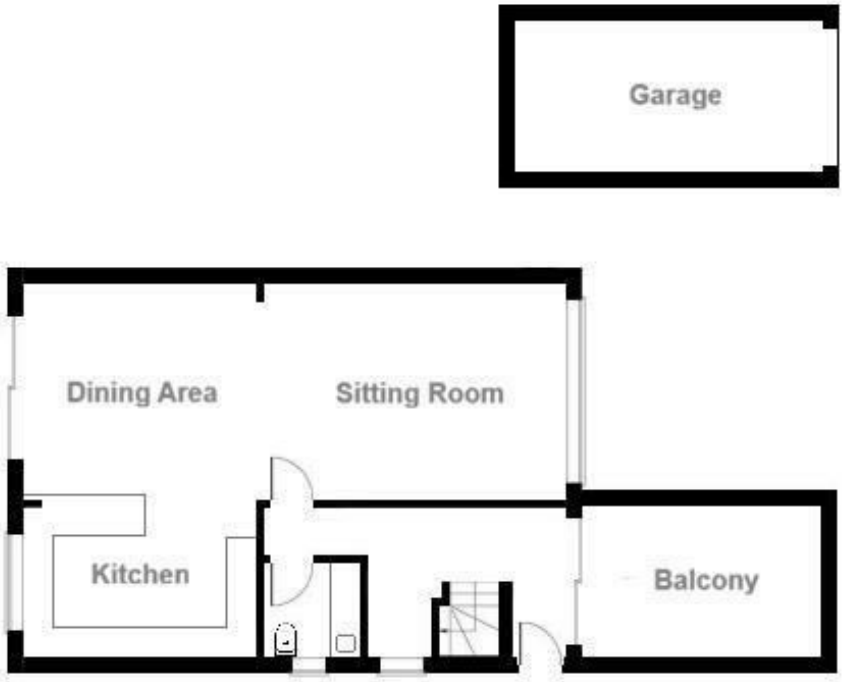
Integral GARAGE 5.12m x 2.58m (16'9" x 8'5")
Electric roller door, light & power.

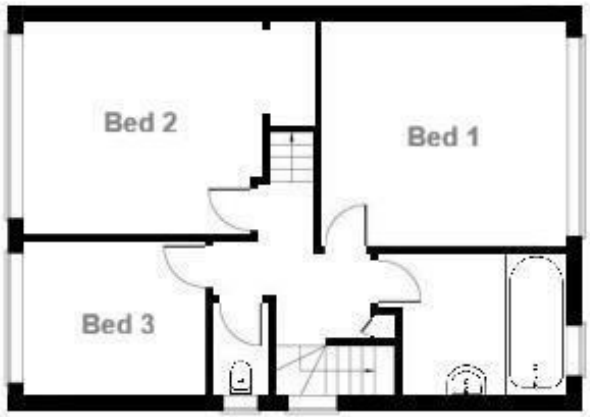
GARDENS & GROUNDS
Side & Rear Gardens about 0.11 acres with 3.60m x 3.10m (11'9" x 10'2") decked 'VIEWING' TERRACE. Gate to:

Enclosed REAR GARDENS
Terraced with small lawn, decked terrace & Grotto….

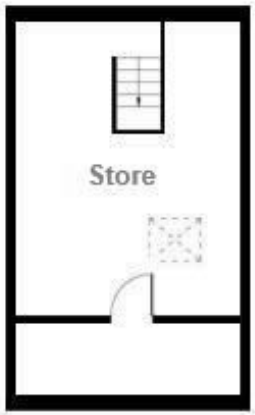
NOTES
(1) Freehold
(2) Council Tax Band: C
(3) EPC:
(4) Mains Water, Electricity, Gas & Drainage

OFFERS OVER £330,000





FIRST FLOOR



UPPER FLOOR

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO_2) Rating

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

England & Wales EU Directive 2002/91/EC