



5 White Friars Walk, Richmond, Yorkshire, DL10 7DH  
£195,000





- Beautifully Presented BUNGALOW • Quiet Cul-de-sac Location • Sitting Room & Kitchen • 2 Bedrooms & Shower Room • Hobbies Room & Summer House • Lovely Enclosed Gardens • UPVC DG & Gas CH - Highly Recommended

## RECESSED PORCH

### HALL 4.02 long (13'2" long)

UPVC double glazed front door. Oak finish flooring, 2 useful built-in cupboards (one with radiator) & radiator. Hatch to:

### LOFT

New Worcester Greenstar gas combi boiler October 2018.

### KITCHEN 2.65 x 2.55 (8'8" x 8'4" )

Fitted with a range of wall & floor units & worktops with 1 & ½ bowl sink with de-limescaler & splash tiling. Built-in electric oven & gas hob with extractor over & plumbed for washing machine. Down-lighting, radiator & UPVC double glazed window to front.

### SITTING ROOM 3.87 x 3.62 (12'8" x 11'10" )

Feature living-flame gas fire, Oak finish flooring, cornice ceiling, TV point & radiator. Recessed UPVC double glazed window to front.

### BEDROOM 1. 4.40 x 3.28 ( 14'5" x 10'9" )

A large double bedroom with Oak finish flooring, radiator & UPVC double glazed window to rear.

### BEDROOM 2. 3.21 x 2.49 (10'6" x 8'2" )

Oak finish flooring, cornice ceiling & radiator. UPVC double glazed French doors to rear.

### SHOWER ROOM 1.94 x 1.63 (6'4" x 5'4" )

Shower cubicle with Mira shower, inset washbasin with cupboards under & inset WC. Tiled walls & floor, down-lighting, towel radiator & UPVC double glazed window to side.

## OUTSIDE FRONT

Low boundary wall-bed with flower & shrub beds. Concrete driveway with outside light point & cold water tap leading to:

### HOBBIES ROOM/GARAGE 5.15 x 2.46 (16'10" x 8'0" )

UPVC double glazed front door & window. Light & power, side window & door to:

### PRIVATE ENCLOSED REAR GARDENS

Absolutely lovely: Large stone flagged patio & Pergola with climbing plants & lawn with established flower/shrub borders.

### SUMMER HOUSE/POTTING SHED 2.10 x 2.02 (6'10" x 6'7" )

A great quiet retreat or potting shed.

### NOTE

Council Tax Band: B

