



48 Beechfield Road, Richmond, Yorkshire, DL10 4NN
Asking price £169,950



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ONE NOT TO MISS! A detached 2 BED DETACHED property positioned within a well SOUGHT AFTER LOCATION. The property could benefit from some modernisation and is priced accordingly in todays market. Offered to the market with NO ONWARD CHAIN this would make a great home for someone looking to put 'their own stamp of things'.

Call today to organise a viewing!

ENTRANCE PORCH

UPVC door and windows to sides leading into entrance porch with welcome light.

HALL

Door to the entrance reception having doors to lounge, folding doors to kitchen, walk through to utility and door to shower room/w.c. Useful built in cloaks cupboard.

UTILITY AREA 1.83m x 1.39m (6'0" x 4'6")

Worcester COMBI boiler, plumbing for automatic washer, void for dryer, shelving, tiled flooring and UPVC window to front.

SHOWER ROOM/W.C 3.44m x 1.17m (11'3" x 3'10")

Pedestal hand basin, low level w.c, double sized walk in shower, feature tiling to walls, central heating radiator, extractor fan, ceiling lighting, part panelling to ceiling and Opaque UPVC window to rear.

KITCHEN 3.45m x 2.23m (11'3" x 7'3")

One and half sink unit fed by mixer tap, fitted with an attractive range of base, drawer and wall units with worktop surfaces, AEG Hob with above extractor and below BOSCH oven. Built in BOSCH microwave grill. Breakfast lITTLE, radiator to wall, integrated fridge and freezer, tiling to splash areas, UPVC window to front and door to covered passage.

PANTRY CUPBOARD with shelving and window.

COVERED PASSAGE 2.74m x 1.31m (8'11" x 4'3")

Arched double doors leading to the front garden and UPVC French doors lead to the rear garden. Power and 2 sky lights with timber roofing. Steps lead up to a purpose built WORKSHOP etc - See below.

DINING AREA & SITTING ROOM 5.35m x 4.11m narrowing to 3.67m overall (17'6" x 13'5" narrowing to 12'0" overall)

Comprising:

DINING AREA

Feature stone fireplace surround with side plinths for TV, incorporating a log display gas fire. TV point, central heating radiator ceiling coving, internal window to side, painted stone arch to dining area.

SITTING ROOM

UPVC window to side and rear, central heating radiator, ceiling coving and ceiling rose.

INNER LOBBY

UPVC window to side and folding doors with stairs to first floor.

FIRST FLOOR LANDING

BEDROOM 1. 4.11m x 3.10m to recess (13'5" x 10'2" to recess)

UPVC window to rear with roof top and distant Castle views. Central heating radiator and sliding doors to: WASHROOM/WC with hand basin and extractor hood.

BEDROOM 2. 5.15m x 2.66m x 2.991 (16'10" x 8'8" x 9'9")

UPVC window to front and central heating radiator.

EXTERNALLY

To the front of the property is a beautiful garden with steps leading down to the front door, hard standing area leading to the covered passage. Outside water tap.

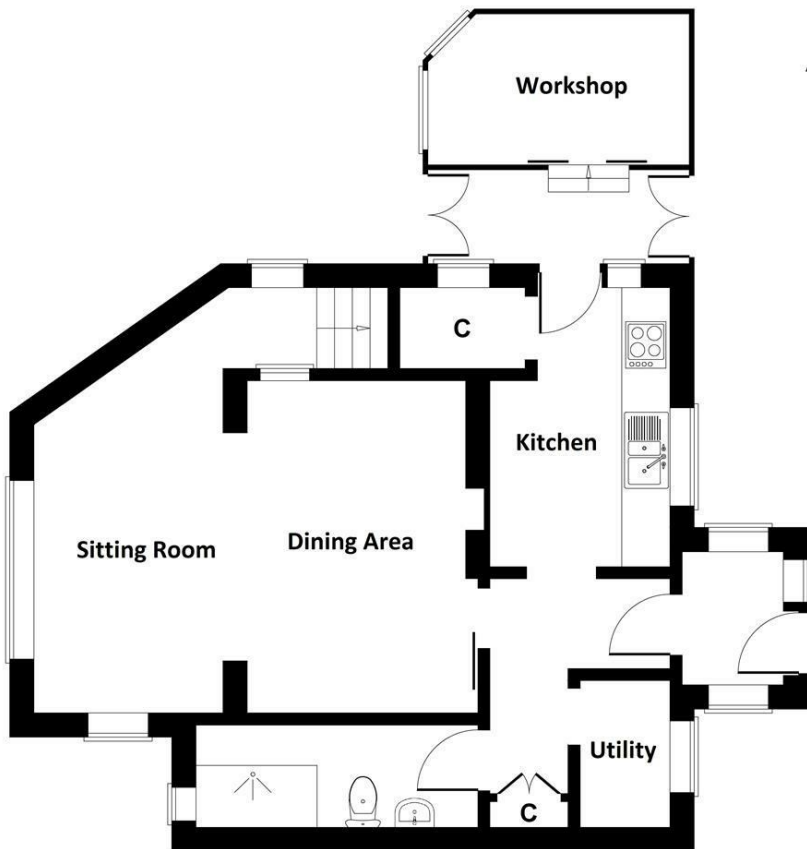
The rear garden is paved with a block paved path, established flower and shrub beds and further hard standing paved area. Small void for storage and outside water tap. This is a real suntrap garden perfect to enjoy summer days and nights.

WORKSHOP etc 3.00m x 1.78m (9'10" x 5'10")

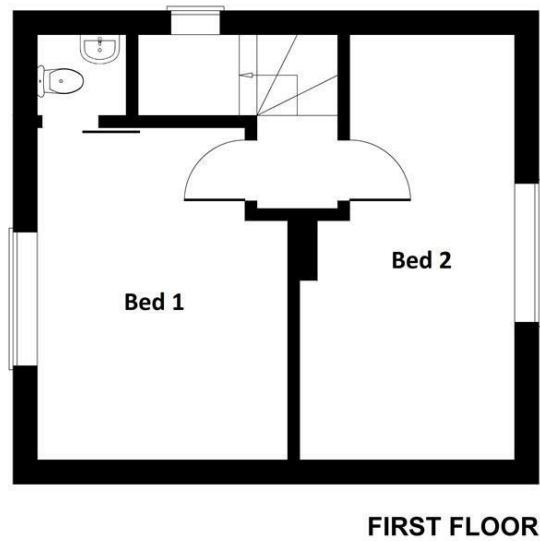
Power points, velux window and UPVC windows to the rear and side enjoying amazing views of roof tops and distant countryside.




ASKING PRICE £169,950



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
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D	57	
(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 CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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