23 Whitefields Drive, Richmond, Yorkshire, DL10 7DQ

**Asking price £250,000**

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## ENTRANCE RECEPTION
UPVC front door leading into the entrance reception. Doors to; lounge, kitchen, bedrooms and shower room/w.c. Central heating radiator, down lighting, useful built in cupboard and loft hatch with pull down ladders and partially boarded.

## LOUNGE 3.609 x 4.334 (11'10" x 14'2")
UPVC picture window to front, central heating radiator, TV and telephone points, feature fireplace incorporating an electric log effect stove.

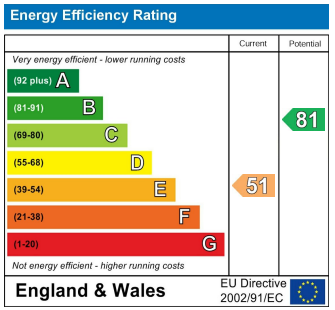
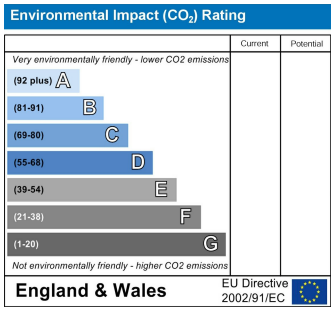
## KITCHEN 3.176 x 2.537 (10'5" x 8'3")
Single drainer fed by mixer tap, fitted with a range of base, drawer and wall units with contrasting worktop surfaces, ceramic four ring hob, below oven and above extractor hood with black glass splash back. Decorative tiling to splash areas, plumbing for automatic washing machine, central heating radiator, down lighting and UPVC French doors with inserted blinds leading to rear.

## BEDROOM 1 3.595 exc robes x 3.095 (11'9" exc robes x 10'1")
UPVC window to rear, central heating radiator and fitted wardrobes with sliding doors offering spacious storage.

## BEDROOM 2 2.591 x 2.550 (8'6" x 8'4")
UPVC windows to front and sides and central heating radiator.

## WET ROOM/W.C
Bespoke recently fitted wet room with feature tiled floor, tiling to walls, drainage, wall mounted shower bar with twin heads. Low level w.c with handrail assistance, corner wall mounted hand basin, heated towel rail, UPVC window to side and down lights.

## EXTERNALLY
To the front is a gravelled and paved garden having flower and shrub plants. Driveway leading to the garage, wrought iron gate and path leading to the rear garden. Water tap to the side.

The rear garden has a paved seating area, neat lawned garden with well stocked flower beds and climbers, enclosed by fencing for privacy.

## GARAGE
Up and over door, power and light. Single glazed window to rear.