



18 Westfields, Richmond, North Yorkshire, DL10 4DD
Asking price £475,000



ENTRANCE PORCH 2.26m x 1.63m (7'4" x 5'4")
UPVC French doors to side leading into the entrance porch with quarry tiled floor and UPVC window to front. Wooden door leading into the entrance reception.

ENTRANCE RECEPTION 2.85m x 2.29m overall (9'4" x 7'6" overall)
Staircase to first floor, UPVC window to side, central heating radiator, engineered Oak flooring, under stairs storage cupboard and period style doors to; lounge, kitchen/family room and cloaks/shower room W.C.

SHOWER ROOM & WC 2.24m x 1.68m (7'4" x 5'6")
Walk in shower with twin shower heads, glass screen, low level w.c, contemporary hand basin with mixer tap and below cupboard. Black ladder towel rail, tiling to walls and floor, down lighting and extractor fan.

SITTING ROOM 4.27m x 3.97m (14'0" x 13'0")
Bay window to the front enjoying views of the garden and countryside beyond. Central heating radiator, feature fireplace surround with stone hearth and recess area for display. TV point, cornice to ceiling and 3 wall lights.

KITCHEN/DINING & DAY ROOM 7.22m max x 6.41m (23'8" max x 21'0")
Kitchen: Belfast sink unit fed by period style mixer tap, wood block worktop surfaces fitted with an extensive range of base, drawer and wall units. Feature centre island/breakfast bar with wood work top. Integrated fridge, freezer and dishwasher. Stoves cooking range with 5 ring induction hob, double oven sat within a recess with tiling to splash and a fitted extractor hood. Free standing French dresser with shelving and storage. Central heating heating, engineered Oak flooring, down lighting, sky roof windows brining in an abundance of natural light. Bi-folding doors to rear garden, UPVC window to rear and door leading to utility area. Dining and Day Room:
The focal point to this area is the Inglenook style fireplace with stone hearth incorporating a log burning stove. Central heating radiator, engineered Oak flooring and down lighting.

UTILITY ROOM 2.89m x 1.88m (9'5" x 6'2")
Single drainer fed by mixer tap, base and larder storage unit, wood effect worktop surface, plumbing for automatic washer, void for dryer, engineered Oak flooring, central heating radiator, wall mounted COMBINATION boiler, down lighting, UPVC window to rear and wood door to rear garden. Door to the garage.

Adjoining GARAGE 4.20m x 2.98m (13'9" x 9'9")
See below.

FIRST FLOOR LANDING
Circular UPVC window to front, loft hatch and period doors to bedrooms and family bathroom/w.c.

Double BEDROOM 1. 3.93m x 3.59m (12'10" x 11'9")
UPVC window to front and side with beautiful countryside views to the front. Central heating radiator and Delph rail.

Double BEDROOM 2. 3.66m x 3.00m (12'0" x 9'10")
UPVC window to rear, central heating radiator and Delph rail.

Double BEDROOM 3. 2.85m (3.78m max) x 2.46m (9'4" (12'4" max) x 8'0")
UPVC window to rear and central heating radiator.

FAMILY BATHROOM/WC 2.79m x 1.53m (9'1" x 5'0")
Three piece white suite comprising; low level w.c, hand basin, panelled bath with above shower having twin shower heads and glass screen. Period style radiator, extractor fan, down lighting, brick tiling to splash areas and UPVC window to front.

EXTERNALLY
To the front is a lawned garden with flower and shrub beds, gravelled driveway for parking of several cars which leads to the garage. To the side is a gate with path giving access to the rear garden.

There is a paved area to the rear ideal for storage, outside water tap, paved steps lead to a fantastic family friendly garden which is tiered. Laid to lawn with flower and shrub borders and shrub leading up to a further lawned garden. Timber shed and enclosed by hedging.

Adjoining GARAGE 4.20m x 2.98m (13'9" x 9'9")
With up and over door, power and light.

NOTES
Contents and furniture are for visual purposes, property is vacant.

