



## 15 New Row, Richmond Offers In The Region Of £225,000

Offered For Sale with NO ONWARD CHAIN. A fantastic opportunity has arisen to acquire a beautifully presented two bed roomed semi detached residence situated on a pleasant cul de sac within the highly desirable village of Eppleby in North Yorkshire. In brief the property is comprised of a welcoming entrance hallway, a living room, dining room, kitchen, two double bedrooms and a family bathroom. Externally to the front of the property there is a large driveway providing off road car parking and a garden which is laid to lawn. To the rear of the property there is a garden which is laid to lawn and a patio area which is ideal for outdoor entertaining. The property also benefits from lapsed planning permission for a double story extension to the side of the property. Offering impressive, ready to move into accommodation, the need for internal viewing is paramount in order to appreciate this beautiful residence





# 15 New Row, Richmond

## General Remarks

Offered For Sale with NO ONWARD CHAIN

A superb opportunity has arisen to acquire a two bed roomed semi detached residence occupying a most pleasing position on New Row within the highly desirable village of Eppleby in North Yorkshire

UPVC double glazed windows throughout

Oil Fired central heating

Council Tax band C

We recommend viewings at the earliest opportunity to avoid disappointment.

## Location

Eppleby is a delightful village located in the Richmondshire district of North Yorkshire. The village is built around two village greens (The Green and Low Green). The village has a superb community atmosphere and offers a good range of amenities including the Cross Keys public house, an award winning village shop and tea room and the village hall which regularly hosts various events including dances, meetings, badminton and salsa dance lessons . Eppleby is also home to the first class Trinity Academy Eppleby, Forcett and Middleton Tyas School. A wider range of amenities can be found within the historic market town of Richmond which is located seven miles away.

## Entrance Hallway

The property is entered through a UPVC double glazed door leading into a welcoming entrance hallway. The hallway is warmed by a central heating radiator and is tastefully decorated in neutral tones.

## Living Room

11'5" x 15'0"

The living room is situated to the front elevation of the property. Warmed by a central heating radiator, tastefully decorated in neutral tones and benefiting from a UPVC double glazed window and a feature fire place with a brick fire breast, insert and hearth and an open fire.

## Dining Room

9'5" x 9'1"

The dining room is warmed by a central heating radiator, is

tastefully decorated in neutral tones and benefits from a UPVC double glazed window with pleasant view overlooking the rear garden.

## Kitchen

9'5" x 8'9"

The modern kitchen is fitted with a comprehensive range of wall, floor and drawer units with contrasting worktops incorporating a stainless steel sink and drainer. The kitchen benefits from a UPVC double glazed window, plumbing for an automatic washing machine and an under stairs cupboard providing useful storage. A door leads out to the rear garden.

## First Floor Landing

A stair case leads to the first floor landing.

## Bedroom One

9'9" x 11'5" max

A double bedroom warmed by a central heating radiator, tastefully decorated in neutral tones and benefiting from a UPVC double glazed window with pleasant views overlooking the rear garden and built in wardrobes providing useful storage.

## Bedroom Two

9'8" x 15'0"

A further double bedroom with a UPVC double glazed window overlooking the front of the property. Warmed by a central heating radiator and benefiting from a cupboard and built in wardrobes providing useful storage.

## Bathroom

The bathroom is warmed by a central heating radiator, has vinyl flooring, a UPVC double glazed window and is fitted with a modern suite comprising of a panelled bath with overhead electric shower, a wash hand basin and a low level WC.

## Externally

Externally to the front of the property there is a large driveway providing off road car parking and a garden which is laid to lawn. To the rear of the property there is a garden which is laid to lawn and a patio area which is ideal for outdoor entertaining. The property also benefits from lapsed planning permission for a double story extension to the side of the property.

