



5 Linden Close, Richmond

£255,000

Forming part of a small development of five individually designed properties, tucked away in this convenient location handy for all schools, this three bedroomed linked detached house is being offered to the market **CHAIN FREE**. Having two reception rooms, a high quality kitchen, garden and double garage. An early viewing is recommended!

Entrance Hall – Living Room – Dining Room – Kitchen – Utility Room – Cloakroom – Three Bedrooms – Ensuite Shower Room – House Bathroom – Gardens – Double Garage

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Entrance Hall:

Accessed via a part glazed timber door, the spacious hallway has a radiator, understairs cupboard and a feature staircase.

Living Room:

5.61m x 2.74m (18'5" x 9'0")

A bright room benefitting from two double glazed windows to the front elevation and an arched patio door with glazed side panels that opens onto the garden patio.



There is a TV aerial point, radiator and a modern style fireplace with electric fire and marble hearth.



Cloakroom:

With WC, wash hand basin, radiator and a useful cloaks cupboard.

Kitchen:

3.91m x 3.70m (12'10" x 12'2")

Fitted with a range of quality wall and base units which are complimented with granite worksurfaces.



Integrated into the units are a fridge, freezer, dishwasher, gas hob with extractor over, double oven and ma one and half bowl sink and drainer unit. There is a radiator, a window to the rear courtyard and a glazed door which gives access to the courtyard.



Utility Room:

2.57m x 1.30m (8'5" x 4'3")

Fitted with wall and base units with a granite worksurface. There is a sink and drainer unit, plumbing for a washing machine, a window and a radiator.

Dining Room:

3.27m x 2.63m (10'9'' x 8'8'')

With radiator and two double glazed windows overlooking the garden.

First Floor Landing:

With double glazed window and loft access.

Bedroom 1:

4.89m x 2.81m (16'1'' x 9'3'')

A double bedroom which features two double glazed windows, two radiators and a range of built in wardrobes.



The **Ensuite** is fitted with a corner shower cubicle, WC, wash hand basin and a radiator.

Bedroom 2:

2.90m x 2.69m (9'6'' x 8'10'')

A double bedroom with a radiator, built in wardrobe and a double glazed window.



Bedroom 3:

2.68m x 2.61m (8'10'' x 8'7'')

With radiator and a double glazed window.

Bathroom:

2.41m x 2.34m (7'11'' x 7'8'')

Having a white suite which comprises a panelled bath, a wash hand basin and a WC. There is a radiator and an extractor fan.



External

To the front the property has a walled garden which is laid to lawn and features a paved seating area.



To the rear is a small courtyard.

There is a **Large Garage** (5.13m x 4.16m. 16'10'' x 13'8'') which has an electric roller shutter door and has the benefit of power and light.

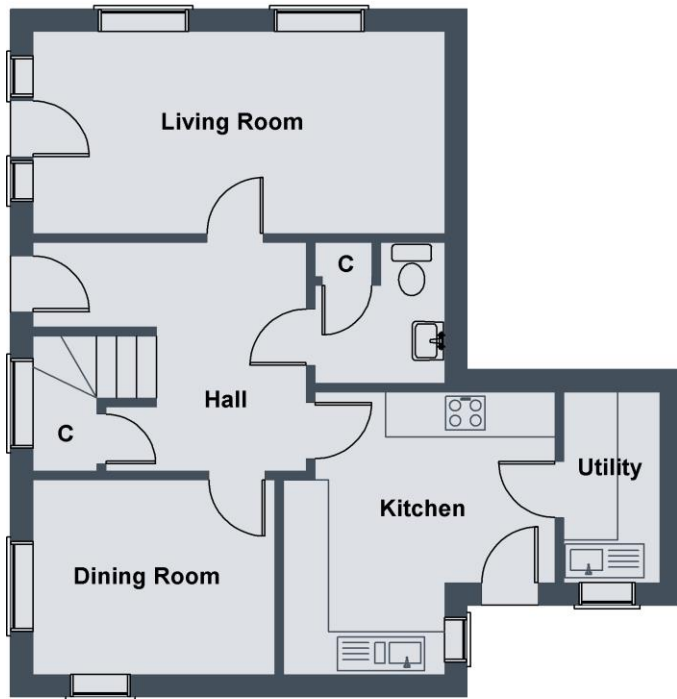
Additional Information

The postcode is DL10 7AL and we are advised that the Council Tax Band is D.

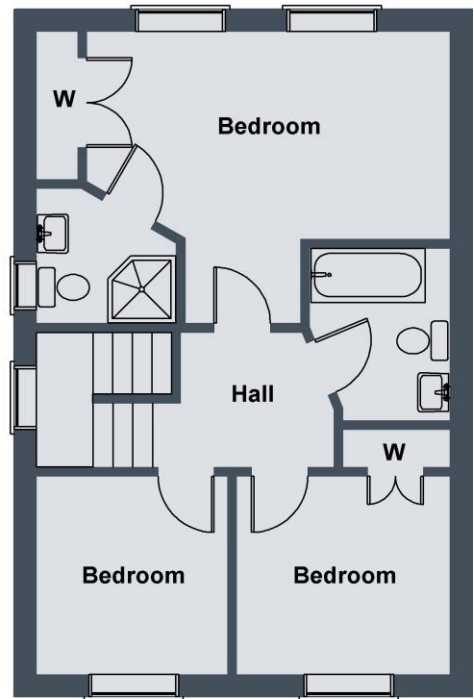
The gas central heating boiler is located in the utility room.

The owner of Number 5 Linden Close has a joint responsibility with Number 4 Linden Close to maintain part of the access road from Linden Gardens (plan of the same is available, coloured blue). We are advised that there is currently £10,000 in a fund for the ongoing maintenance of the section of road.

5 Linden Close



GROUND FLOOR



FIRST FLOOR

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.

Produced by Potterplans Ltd. 2017



Viewing Arrangements - by appointment with Irvings Property Ltd

Property Misdescriptions Act 1991 - PLEASE NOTE CAREFULLY

These particulars have been prepared for guidance only. We have not carried out a detailed survey, nor tested the services, appliances or specific fittings. Floor plans are not drawn to scale unless stated, measurements and distances are approximate only. Do not rely on them for carpets and furnishings. Photographs are not necessarily current and you should not assume that contents shown are included in the sale.