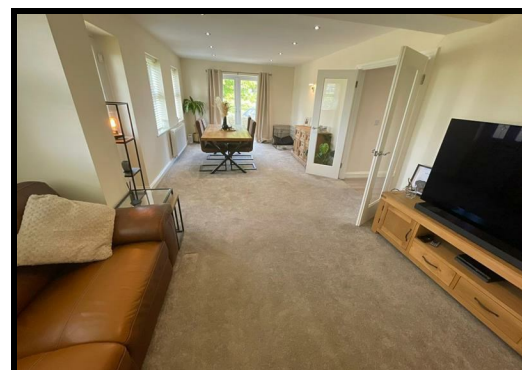
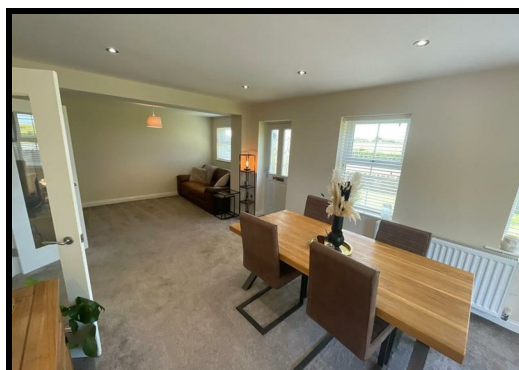




2 New Row, Eppleby ,Richmond Offers In The Region Of £260,000

Offered For Sale with NO ONWARD CHAIN. A fantastic opportunity has arisen to acquire a beautifully presented two bed roomed semi detached bungalow situated on New Row 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, a cloakroom and a family bathroom. Externally to the front of the property there is a garden which is laid to lawn and complimented with a variety of plants and shrubs. To the rear of the property there is a garden which is laid to lawn and a driveway providing off road car parking. The property is situated on a substantial corner plot with planning permission for the entrance/boundary wall to be widened to create an extra parking space. Offering impressive, ready to move into accommodation, the need for internal viewing is paramount in order to appreciate this beautiful residence



2 New Row, Eppleby ,Richmond

General Remarks

Offered For Sale with NO ONWARD CHAIN

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

Situated on a substantial corner plot with planning permission for the entrance/boundary wall to be widened to create an extra parking space.

UPVC double glazed windows throughout

Oil Fired central heating

Council Tax band B

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 composite entrance door leading into a most welcoming entrance hallway. The hallway is warmed by a central heating radiator, is tastefully decorated in neutral tones and benefits from LVT flooring.

Kitchen

15'11" x 11'8"

The modern and most contemporary 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 laminated flooring, double glazed windows to the side and rear elevations, inset spotlights to the ceiling, two integrated electric ovens and hob with overhead extractor hood, plumbing for an automatic washing machine and a central Island.

Living / Dining Room

25'6" x 11'5"

The extremely spacious living / dining room offers an abundance of natural light courtesy of the double glazed windows overlooking the front elevation of the property and the double glazed French doors to the side elevation. The living / dining room is warmed by a central heating radiator, is tastefully decorated in neutral tones and benefits from inset spotlights to the ceiling.

Cloakroom

The cloakroom is fitted with a modern suite comprising of a wash hand basin and a low level WC.

Bedroom One

16'9" x 8'11"

A double bedroom warmed by a central heating radiator, tastefully decorated in neutral tones and benefiting from a UPVC double glazed window overlooking the rear elevation of the property.

Bedroom Two

14'6" x 8'5"

A further double bedroom warmed by a central heating radiator, tastefully decorated in neutral tones and benefiting from two UPVC double glazed windows overlooking the front elevation of the property.

Bathroom

7'3" x 8'10"

The bathroom has a tiled floor, partially tiled walls and is fitted with a modern suite comprising of a panelled bath, a shower cubicle with shower, a wash hand basin inset into a vanity unit, a low level WC and a towel radiator. The bathroom has a UPVC double glazed window with privacy glass.

Externally

Externally to the front of the property there is a garden which is laid to lawn and complimented with a variety of plants and shrubs. To the rear of the property there is a garden which is laid to lawn and a driveway providing off road car parking.

