Nuholme Hudswell, DL11 6BD

**£1,150 Per month**

marcus alderson estate agents

Marcus Alderson
7 King Street, Richmond, North Yorkshire, DL10 4HP
Tel: 01748 822711
Email: info@marcusalderson.co.uk
Website: www.marcusalderson.co.uk

## ENTRANCE RECEPTION
UPVC door leading into the entrance reception having single radiator, ceiling coving, loft hatch and doors to; lounge, kitchen, bedrooms and bathroom/w.c.

## LOUNGE 4.152 x 3.620 (13'7" x 11'10")
UPVC picture windows to front and side. The main focal point of the room being the brick fireplace with Inglenook fireplace having tiled hearth with free standing multi fuel stove. TV and telephone points, double radiator.

## KITCHEN / BREAKFAST ROOM 3.393 x 3.483 (11'1" x 11'5")
Single drainer fitted with a range of base, drawer and storage units with contrasting worktop surfaces, ceramic four ring hob with below oven and above extractor hood. Plumbing for dishwasher, tiling to splash areas, extractor hood, TV point, double radiator and UPVC window to side.

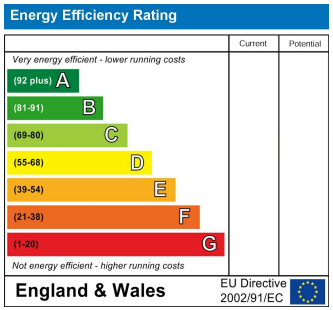
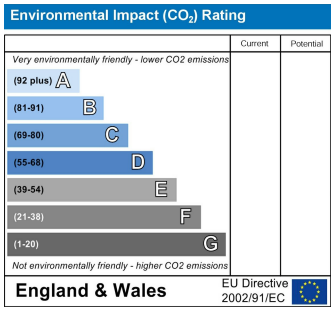
## UTILITY ROOM 3.146 x 3.972 (10'3" x 13'0")
Base units with drawer, contrasting worktop, plumbing for automatic washer, void for dryer, bin store area, tiling to splash areas, hard wood framed window to side, useful built in cloaks cupboard with rail. Further cupboard housing the oil fired boiler with pressurised cylinder tank unit. Central heating radiator, LED strip lighting and hard wood framed door to side.

## CLOAKS /W.C
Low level w.c, hand basin with mixer tap and below vanity cupboard, heated chrome towel rail, tiling to part walls, extractor fan and hard wood framed window to side.

## BEDROOM 1 4.146 x 3.361 (13'7" x 11'0")
UPVC picture windows to front and side bringing in a lot of natural light. Central heating radiator, TV points and ceiling coving.

## BEDROOM 2 3.390 x 3.236 (11'1" x 10'7")
UPVC window to rear enjoying views over the rear garden and farmland beyond. Central heating radiator, TV point and ceiling coving.

## BATHROOM / W.C
Panelled bath with mixer taps, corner walk in shower cubicle with wall mounted mixer tap and shower head. Low level w.c, hand basin with mixer tap and below vanity cupboard. Heated chrome towel rail, shaver point, fitted mirror, tiling to walls, extractor fan, down lighting and UPVC window to rear.

## EXTERNALLY
There is hedging to the front with wrought iron gate and flagged path leading to the front and side of the property. There is a lawned front garden with corner shrub bed and a side lawned garden. There is a paved seating area and power points.

Steps lead up to a gravelled driveway for parking of several cars, lawned rear garden with further gravelled area and timber shed.