



13 Laburnum Grove, Richmond

Offers in the Region of £195,000

Located in this very popular part of Richmond, this three bedroomed semi detached property sits on a corner plot and will appeal to a range of buyers. To the ground floor there is a living room, a dining room, a kitchen and a utility room, whilst to the first floor there are three bedrooms and the bathroom. Externally there are gardens to front and rear, a garage and driveway parking. Being offered to the market CHAIN FREE.

21 Market Place, Richmond, North Yorkshire, DL10 4QG

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Entrance Hall:

The spacious hallway is accessed through a upvc door and has a radiator and stairs to the first floor.

Living Room:

With a large upvc double glazed window to the front of the property. There is a TV point and a gas fire with a modern surround.



Dining Room:

A generous room providing ample space for family dining and having a radiator and a pair of upvc double glazed doors to the garden.



Kitchen:

Fitted with a range of wall and base units with complimenting countertops. There is a cooker with an extractor over, a Bosch dishwasher, space for a fridge freezer and a upvc double glazed window overlooking the rear garden.



Utility Room:

Fitted with base units with a sink, plumbing for a washing machine, a radiator, a window and a door to the garage. A door gives access to the rear of the property.



Garage:

With an up and over door, light and power.

First Floor Landing:

With loft access, an airing cupboard and a window to the side of the property.

Bedroom:

A double bedroom with fitted wardrobes, a radiator and a upvc double glazed window.



Bathroom:

A generous bathroom which is fitted with a white suite that comprises a bath with a shower attachment, a WC and a wash hand basin set into a vanity unit with storage. There is a shower enclosure with a Mira electric shower, a heated towel rail and two upvc double glazed windows.



Bedroom:

A double bedroom with a radiator, a TV point and a upvc double glazed window.



External

The property sits on a corner plot with a mature garden and driveway parking to the front. A gated path to the side leads to the rear garden.

The rear garden has a lawn, a paved seating area and a timber shed.



Bedroom:

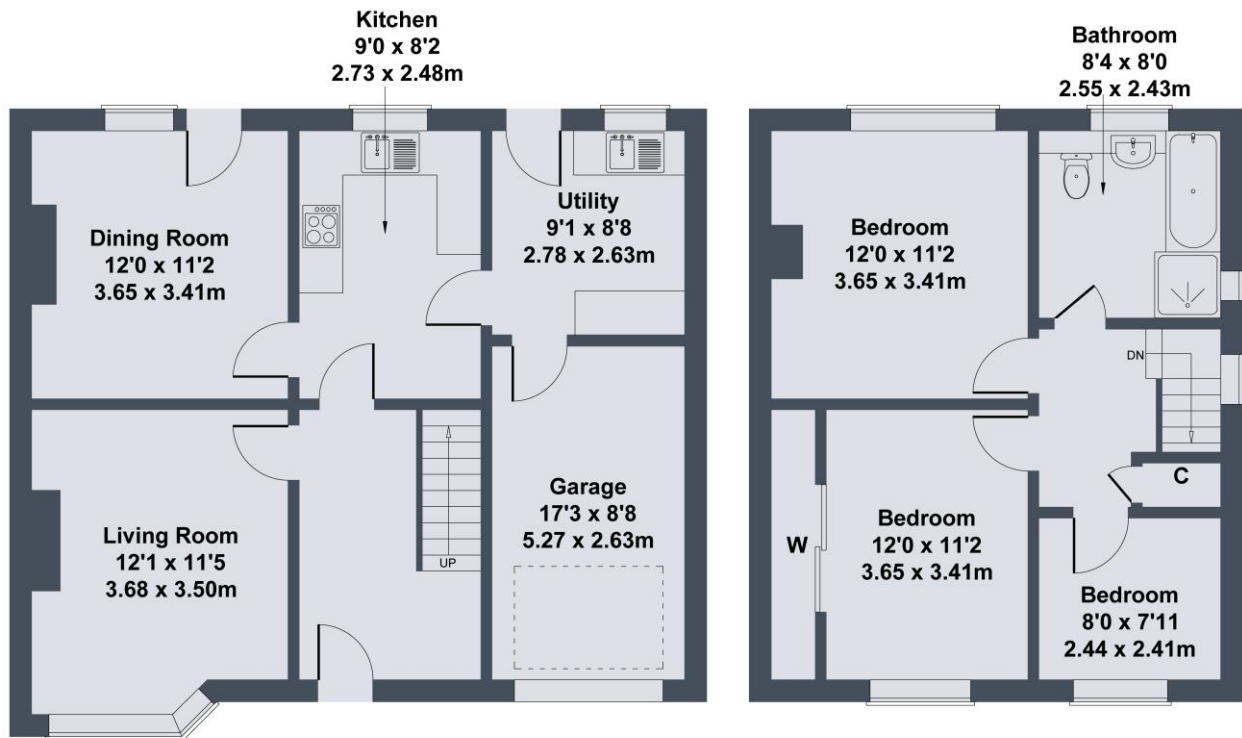
With a radiator and a upvc double glazed window.



Additional Information

The postcode is DL10 5AR and the Council Tax Band is C.

13 Laburnum Grove, Richmond, DL10 5AR



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. 2023

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.