



1 Laburnum Grove, Richmond

Offers in the Region of £239,000

Forming part of this very popular and established development conveniently positioned for all schools, this three bedroomed detached house sits on a generous corner plot and benefits from a South facing front aspect. To the ground floor there is a living room, a dining room, a modern kitchen and a WC, with the first floor having three bedrooms and a bathroom. Externally there is driveway parking, a garage and South facing gardens to three sides offering scope for extending. With scope for general updating, it is being offered CHAIN FREE.

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

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Entrance Hallway:

Having a upvc part glazed entrance door, a radiator and a useful under stairs storage cupboard.

Living Room:

Flooded with light as a result of the South facing aspect, the living room has a large upvc double glazed bay window, a radiator, a TV point and original picture rails. The central focus of the room is the fireplace which has a modern surround, a marble hearth and a living flame gas fire.



Dining Room:

With ample space for formal dining and having a radiator, a upvc double glazed window, and an original fireplace with an electric fire.



WC:

Located on the half landing of the stairs and having a WC and a wash hand basin.

Kitchen:

Fitted with a range of modern cream coloured wall and base units with complimenting countertops and soft close fittings. Integrated into the units are a gas hob and an electric oven with an extractor over. There is plumbing for a washing machine, space for an under counter fridge and a upvc double glazed window. A half glazed upvc door gives access to the rear lobby.



Rear Lobby:

With a upvc door to the front of the property.

Garage:

With an up and over door, three windows and a Belfast sink.

First Floor Landing:

With a upvc double glazed window and loft access.

Bedroom:

A double bedroom having a South facing upvc double glazed window to the front with distant views over rooftops. There is a radiator and original picture rails.



Bathroom:

Fitted with a modern suite which comprises a bath with an electric shower over, and a wash hand basin. There is a radiator and a upvc double glazed window.



Bedroom:

A double bedroom with built in wardrobes, original picture rails, a radiator and a upvc double glazed window.



External

The property sits in a slightly elevated position behind a South facing front garden which is mainly lawned with mature borders. The garden runs to three side and may offer the scope for extending the property subject to relevant consents.



Bedroom:

With a radiator and a upvc double glazed window.



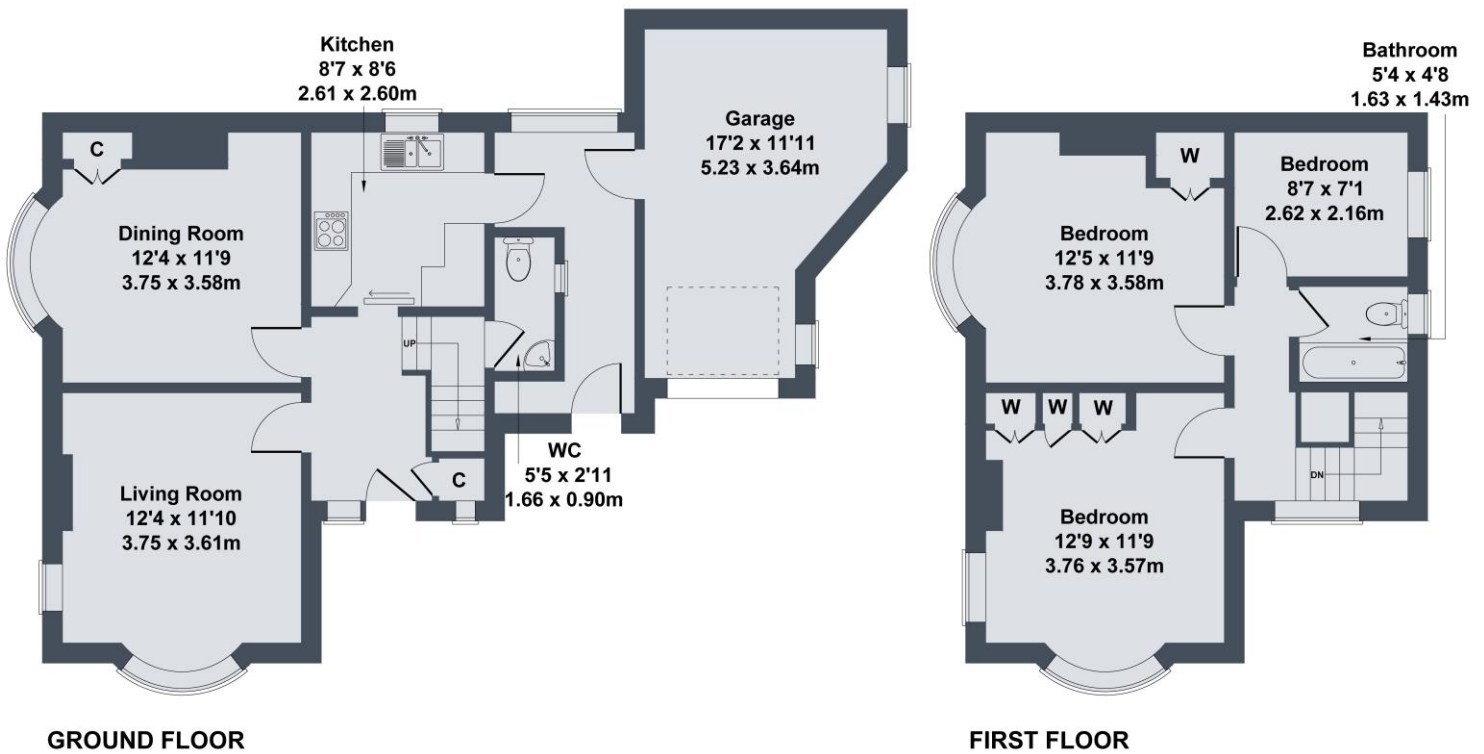
To the side of the property there is a driveway providing off street parking.

Additional Information

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

The Baxi gas central heating boiler is located in the dining room.

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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.