



18 Laburnum Grove, Richmond

Offers in the region of £235,000

Forming part of this very popular development, this most impressive two/three bedroomed semi detached house has been fully refurbished, resulting in a fantastic property that will appeal to a range of buyers. To the ground floor there is a living room, a dining kitchen, a study/bedroom, a cloakroom and a garage, with the first floor having two double bedrooms and a shower room. Externally there is driveway parking and a garden. Being offered CHAIN FREE, an early inspection is strongly advised!

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

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Entrance Lobby:

With a upvc part glazed door and a radiator.

Living Room:

4.29m x 3.93m max

A bright room having a large upvc double glazed window to the front of the property.



There is a radiator and a log burning stove with timber mantle over.



Dining Kitchen:

4.86m x 3.03m

A great open space perfect for modern living.

The Kitchen is fitted with a range of quality wall and base units with complimenting countertops. Integrated into the units are an electric hob with extractor over, an eye level oven and a microwave oven.

There are recessed ceiling lights, a larder cupboard and a window that overlooks the rear garden.



The Dining Area has a radiator and a pair of upvc double glazed doors that open out to the garden.



Garage:

5.17m x 3.54m

With an up and over door, a upvc half glazed door, a water tap and having power and light. There is a utility area to the rear of the garage with plumbing for a washing machine.

Cloakroom:

Fitted with a WC and a wash hand basin.

Office/Hobby Room/Bedroom:

3.17m x 2.36m

An additional reception room that could be a study, hobby room or bedroom. It has a door to the garden, a upvc double glazed window and a radiator.

First Floor Landing:

With a window to the side of the property and loft access.

Bedroom:

3.92m x 3.27m

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



Bedroom:

3.45m x 2.78m

A double bedroom with a radiator and a upvc double glazed window.



Shower Room:

Fully refurbished and having a large walk in shower enclosure, a WC and a wash hand basin. There is a heated towel rail and a upvc double glazed window.



External

To the front the property has a low maintenance garden and driveway parking.

The generous rear garden features a large paved seating area and a lower area that has artificial grass and a gravelled area.



Additional Information

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

The recently installed gas central heating boiler is located in the garage.





Floorplan

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.