



15 Lyons Road, Richmond

Offers Over £560,000

Located on the highly regarded “Garden Village” development, this recently renovated property is beautifully presented throughout and provides generous and well planned living spaces which will appeal to a range of Buyers. To the ground floor there is a large living room, a dining kitchen, a utility room and a cloakroom, whilst to the first floor there are four double bedrooms, the master being ensuite, and a family bathroom. Externally there is driveway parking, a low maintenance garden and a versatile converted garage space. Offered to the market CHAIN FREE, an early inspection is strongly recommended to appreciate the scale of the property on offer.

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

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Entrance Hallway:

Accessed via a timber front door, the welcoming hallway is spacious and provides space for coats and shoes.

Living Room:

A large L shaped sitting room, set around the open fireplace. The light filled room has two large bay window, wall lighting and three radiators.



Dining Kitchen:

The well appointed newly fitted kitchen comprises a range of contrasting wall and base units with complimenting countertops, integrated is a gas hob with extractor over, Neff dishwasher and a fridge freezer.



The kitchen provides a perfect space for family dining, with a door out to the garden.



Utility:

Comprising wall and base units and plumbing for a washing machine. There is a door out to the garden and a door to the garage.

Cloakroom:

With a wc and sink.

Landing:

The spacious landing has a window to the rear of the property, loft access and an airing cupboard housing the Baxi boiler.

Bedroom 1:

A double bedroom with windows to the front of the property and two radiators.



Ensuite:

The newly fitted ensuite comprises a large cubicle with dual headed shower and concealed unit controls, radiator, sink unit with storage, wc and a frosted window to the front of the property.



Bedroom 2:

A double bedroom with windows to the rear of the property and a radiator.



Bedroom 3:

A double bedroom with a window to the front of the property and a radiator.



Bedroom 4:

A double bedroom with a window to the side of the property and a radiator.

Family Bathroom:

The newly fitted bathroom includes a freestanding bath, sink unit with storage, wc, radiator and frosted window to the rear of the property.



External:

The property sits on a corner plot, with driveway parking and access to the garage at the side. To the rear is a part lawned, part paved garden.



The garage is converted and would make an ideal workspace or gym, a door leads out to the rear garden.

Additional Information:

The Council Tax Band is E, the Postcode is DL10 4UA.

Floorplan

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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. 2024

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.