



## 2 LABURNUM GROVE RICHMOND, DL10 5AR

£250,000  
FREEHOLD

A Well Proportioned Semi Detached Family within a popular neighbourhood setting. Requires refurbishment. Entrance Hall, Lounge/Dining Room, Sun Room, Kitchen, Utility Room, 4 Bedrooms, Bathroom, WC, Integral Garage, WC, Driveway, Low Maintenance Front and Rear Gardens, Gas Fired Central Heating, UPVC Double Glazing. Council Tax Band C. EER D59. NO ONWARD CHAIN. £2,000 contribution towards stamp duty.

**NORMAN F.BROWN**

Est. 1967

# 2 LABURNUM GROVE

- 4 BEDROOMS • GOOD SIZED INTEGRAL GARAGE • DRIVEWAY • POPULAR LOCATION • GAS CENTRAL HEATING • UPVC DOUBLE GLAZING • REQUIRES REFURBISHMENT • NO ONWARD CHAIN



## DESCRIPTION

A Well Proportioned Semi Detached Family within a popular neighbourhood setting. Requires refurbishment. Entrance Hall, Lounge/Dining Room, Sun Room, Kitchen, Utility Room, 4 Bedrooms, Bathroom, WC, Integral Garage, WC, Driveway, Low Maintenance Front and Rear Gardens, Gas Fired Central Heating, UPVC Double Glazing. Council Tax Band C. EER D59. NO ONWARD CHAIN. £2,000 contribution towards stamp duty.

## ENTRANCE HALL

Oak laminate floor, electric meter cupboard, fuse board, wall lights, radiator, stairs to first floor. Upvc double glazed entrance door to front. Door to Lounge/Dining Room.

## LOUNGE/DINING ROOM

Oak laminate floor, coal effect gas fire with stone surrounds, 2 radiators, ceiling LED light fittings, telephone point. Doors to Hall and Kitchen. Archway to Sun Room.

## SUN ROOM

Pine effect laminate floor. Upvc double glazed windows. Upvc double glazed external door to Rear Garden. Archway to Lounge/Dining Room.

## KITCHEN

Stainless steel one and a half bowl sink unit with mixer tap, laminate work surfaces, grey gloss cupboards, space for range style cooker, glass splashback and glass extractor hood over, built in dishwasher, wood effect laminate floor, understairs cupboard. Doors to Lounge/Dining Room and Garage.

## GARAGE

Power connected, wall mounted BAXI gas fired boiler, fitted shelving, up and over door to front. Doors to Kitchen, WC and Utility Room.

## WC

Wash hand basin, wc, gas meter. Door to Garage.

## UTILITY ROOM

Ceramic sink unit, laminate work top, plumbing for washing machine, radiator. Upvc double glazed window to rear. Upvc double glazed external door to Rear Garden. Door to Garage.

## LANDING

Loft hatch. Doors to Bedrooms, Bathroom and Wc.

## BEDROOM 1

Built in wardrobe, built in cupboard over the stairs, fitted wardrobes with sliding doors, radiator, LED ceiling spotlights, wall light. Upvc double glazed window to front. Door to Landing.

## BEDROOM 2

Radiator, LED ceiling spotlights. Upvc double glazed window to front. Door to Landing.

## BEDROOM 3

Radiator. Upvc double glazed window to rear. Door to Landing.

## BEDROOM 4

Fitted shelving, radiator. Upvc double glazed window to rear. Door to Landing.

## BATHROOM

Tiled surrounds, wash hand basin in vanity unit with cupboard below, panelled bath, separate large shower cubicle with aquaboard panelling, wc, chrome heated ladder, ceiling LED spotlights, airing cupboard with hot water cylinder. Upvc double glazed window to rear. Door to Landing.

## WC

Pedestal wash hand basin, wc, radiator, wood effect laminate floor, ceiling LED ceiling spotlights. Upvc double glazed window to rear. Door to Landing.

## OUTSIDE

Front Garden

Block paved driveway, security light, rockery, shrubs.

Rear Garden

Tiered with artificial grass, security light.

## SERVICES

Mains electricity, gas, water and drainage.

## GENERAL INFORMATION

Viewing - By appointment with Norman F. Brown.

Tenure - Freehold. The title register is NYK 222883.

Local Authority - North Yorkshire Council – Tel: 0300 1312131  
[www.northyorks.gov.uk](http://www.northyorks.gov.uk)

Broadband and Mobile Phone Coverage – please check using this website  
<https://checker.ofcom.org.uk>

Property Reference – 18768852

#### IMPORTANT NOTICE

These particulars have been produced in good faith to give an overall view of the property. If any points are particularly relevant to your interest, please ask for further information or verification, particularly if you are considering travelling some distance to view the property.

All interested parties should note:

- i. The particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute an offer or contract or any part thereof.
- ii. All measurements, areas or distances are given only as a guide and should not be relied upon as fact.
- iii. The exterior photograph(s) may have been taken from a vantage point other than the front street level. It should not be assumed that any contents/furnishings/furniture etc. are included in the sale nor that the property remains as displayed in the photographs.
- iv. Services or any appliances referred to have not been tested and cannot be verified as being in working order. Prospective buyers should obtain their own verification.

#### FREE MARKET APPRAISAL

We will be pleased to provide an unbiased and professional market appraisal of your property without obligation, if you are thinking of selling.

#### FREE IMPARTIAL MORTGAGE ADVICE

#### CALL TODAY TO ARRANGE YOUR APPOINTMENT

Our qualified mortgage and financial advisor will be pleased to advise you on the wide range of mortgages available from all of the mortgage lenders without charge or obligation.

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT

A life assurance policy may be required. Written quotation available upon request.

#### AML POLICY

AML Policy (When an offer is accepted):

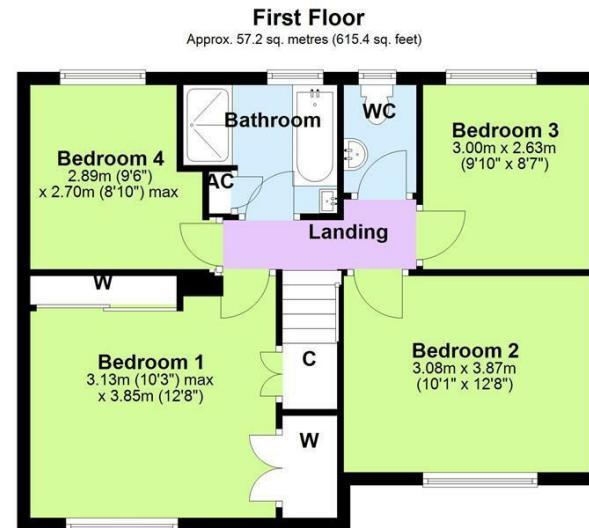
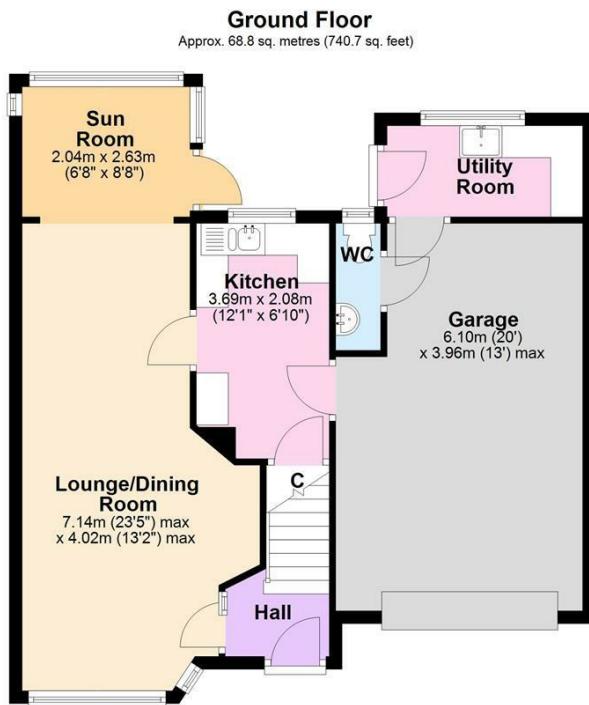
In accordance with The Money Laundering Regulations 2017, we are required by law to:

- Verify the identity of all buyers
- Check the Politically Exposed Persons and
- Check the Sanctions registers.
- Verify proof of and source of funds for the purchase - What form that takes depends on your position, but we ultimately need you to provide to us (in the office or via email) evidence of the funding you have in place for the purchase price. That may include proof of deposit, an Agreement in Principle from a lender or if you are a cash buyer, a Bank Statement.

The cost of the Identity verification, PEP & Sanctions register checks are £15 for one person and £25 for two people. We will send you a link to the Guild 365 app (which you will need to download) to complete this.

## 2 LABURNUM GROVE





Total area: approx. 126.0 sq. metres (1356.1 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		81
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		59
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Richmond Office Sales  
14 Queens Road  
Richmond  
North Yorkshire  
DL10 4AG

01748 822473  
richmond@normanbrown.co.uk  
www.normanbrown.co.uk

**NORMAN F.BROWN**  
Est. 1967