



36 Laburnum Grove, Richmond

Offers in the Region of £210,000

Forming part of this very popular development, this two bedroomed semi detached property is well presented throughout, has scope for extending and will appeal to a range of Buyers. To the ground floor there is a living room, a dining room and a conservatory, with the first floor having two double bedrooms and a bathroom. Externally there is driveway parking, a garage and a garden with two seating areas. An early inspection is strongly advised!

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

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Entrance Hall:

Accessed via a part glazed upvc front door, the hallway has a radiator, a door to the living room and stairs to the first floor.

Living Room:

3.71m x 3.43m

A perfect space for relaxing, the focal point of the living room is the marble hearth housing the electric fire, there is a TV point, a radiator and a bay window overlooking the front of the property.



Dining Room:

2.51m x 3.1m

With ample space for a family dining table, there is a radiator, sliding patio doors to the conservatory and a door to the kitchen.



Conservatory:

2.74m x 2.13m

Fully double glazed and with doors out onto the patio and gardens.



Kitchen:

With a range of wooden wall and base units with complimenting countertops, tiled splashbacks and a window overlooking the rear garden. Integrated is a gas hob with extractor over, electric oven, stainless steel sink with drainer and space for an undercounter fridge.



There is a useful pantry cupboard with built in storage. The Baxi gas central heating boiler is located in the kitchen, it was installed in Sept 2023



First Floor Landing:

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

Bedroom 1:

3.12m x 3.15m

A double bedroom with built in wardrobes, a radiator and a window overlooking the front of the property.



Bedroom 2:

2.54m x 3.1m

A double bedroom with built in wardrobes, a radiator and a window overlooking the rear of the property.



Bathroom:

A three piece suite comprising a wc, toilet and panelled bath with Mira electric shower over, there is a radiator, a frosted window to the side of the property and a cupboard.



External:

To the front of the property is a low maintenance gravelled garden with shrubs and off road driveway parking for at least two cars.

To the rear of the property is a tiered landscaped garden with two patio areas and a lawn.



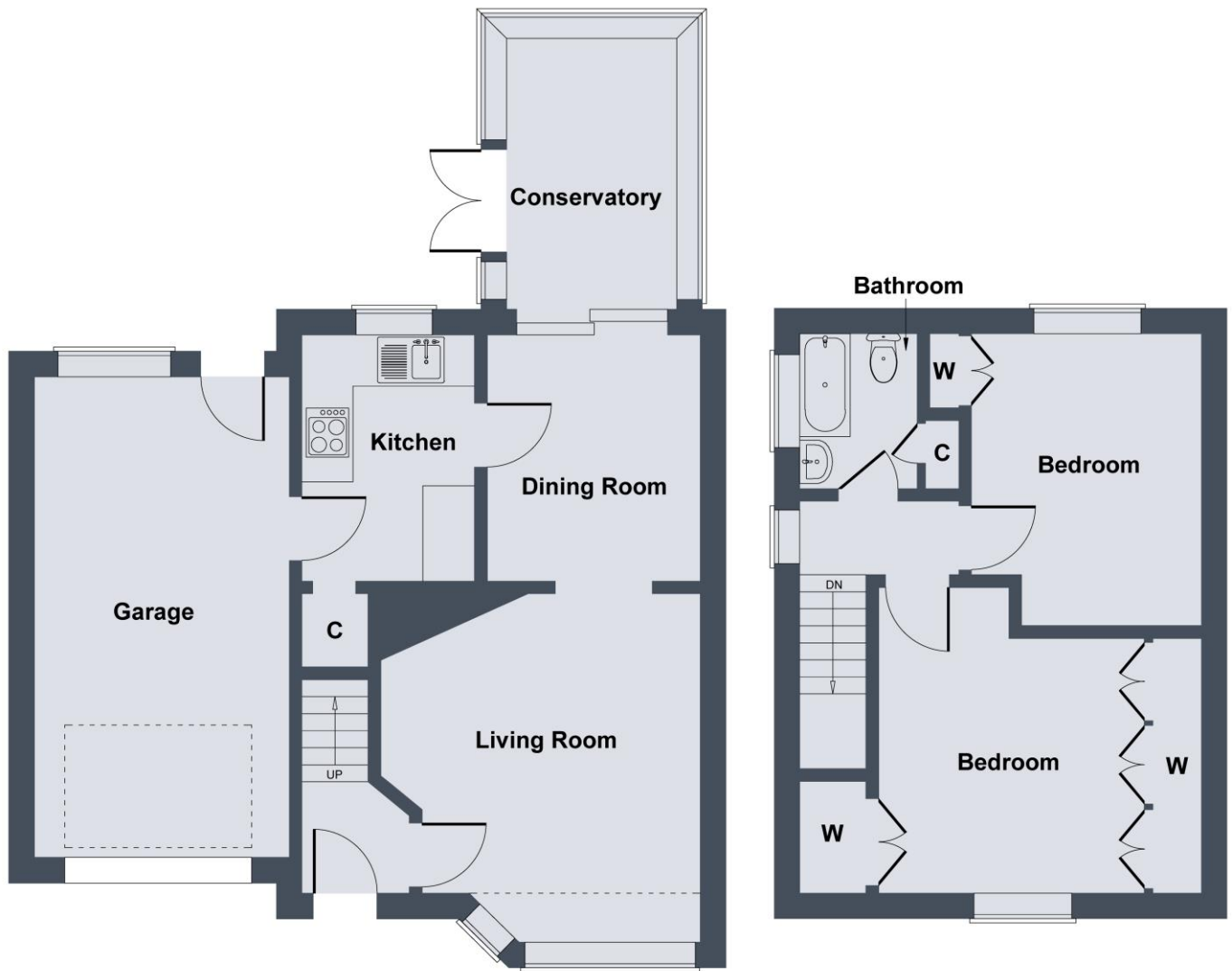
The garage (2.74m x 5.49m) has power, light and plumbing for a washing machine.

Additional Information:

The Postcode is DL10 5AR, the Council Tax Band is B.

Planning permission for the construction of a two storey extension has been approved previously.

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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.

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