



10 Lennox Avenue, Richmond

Offers in the Region of £290,000

Located in this very popular and convenient location close to all schools, this three bedroomed semi detached house offers well planned accommodation which offers scope for extension subject to all relevant consents. To the ground floor is a dual aspect living and a dining room, a kitchen, a utility room and a cloakroom, whilst to the first floor are three bedrooms and a well appointed bathroom. Externally, there is a lovely wrap around garden, a garage and driveway parking. An early inspection is strongly recommended!

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

10 Lennox Avenue, Richmond

Located in this very popular and convenient location close to all schools, this three bedroomed semi detached house offers well planned accommodation which offers scope for extension subject to all relevant consents. To the ground floor is a dual aspect living and dining room, a kitchen, a utility room and a cloakroom, whilst to the first floor are three bedrooms and a well appointed bathroom. Externally, there is a lovely wrap around garden, a garage and driveway parking. An early inspection is strongly recommended!

Entrance Hallway:

Accessed via a upvc part double glazed door, the generous entrance hallway features a large radiator, understairs cupboard, ceiling light, stairs to the first floor and doors to the kitchen and living room.

Living Room:

A light and bright room having a large double glazed bay window to the front elevation, a feature fireplace with inset living flame gas fire, timber mantle and surround with marble hearth, two central heating radiators, ceiling coving, TV aerial and phone point. A wide opening leads through to the dining room.



Dining Room:

With ample space for family dining and with useful built in cupboards to the chimney breast recess, radiator, ceiling coving, serving hatch to the kitchen and a fully glazed upvc door to the rear garden with side windows.



Kitchen:

With a range of oak effect wall and base units with complimenting countertops, integrated is a gas hob with an extractor over, an eye level oven, a stainless steel sink with drainer and a mixer tap, part tiled walls and flooring, two windows to the rear and a glazed door to the garden room. The gas combi boiler is located in the kitchen.



Cloakroom:

Comprising a wc and a double glazed window to the side of the property.

Garden Room:

A versatile room currently used as a boot room and home gym, fully upvc double glazed and with a stable door to the garden.

Landing:

Having a upvc double glazed window to the side elevation, ceiling light and loft access. The loft space is boarded.

Bedroom 1:

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

**Bathroom:**

Very well appointed and fully tiled, comprising a pedestal sink, a wc, a bath with a shower over and a glass screen and two frosted windows to the rear.

**Bedroom 2:**

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

**External:**

To the front the property is approached via double gates to a concrete pathway. The front is low maintenance with planted borders. The side of the garden features a lawn and a patio, whilst to the rear is a paved seating area with mature shrubbery. The single garage to the rear which has an up and over door with power and lighting.

Additional Information:

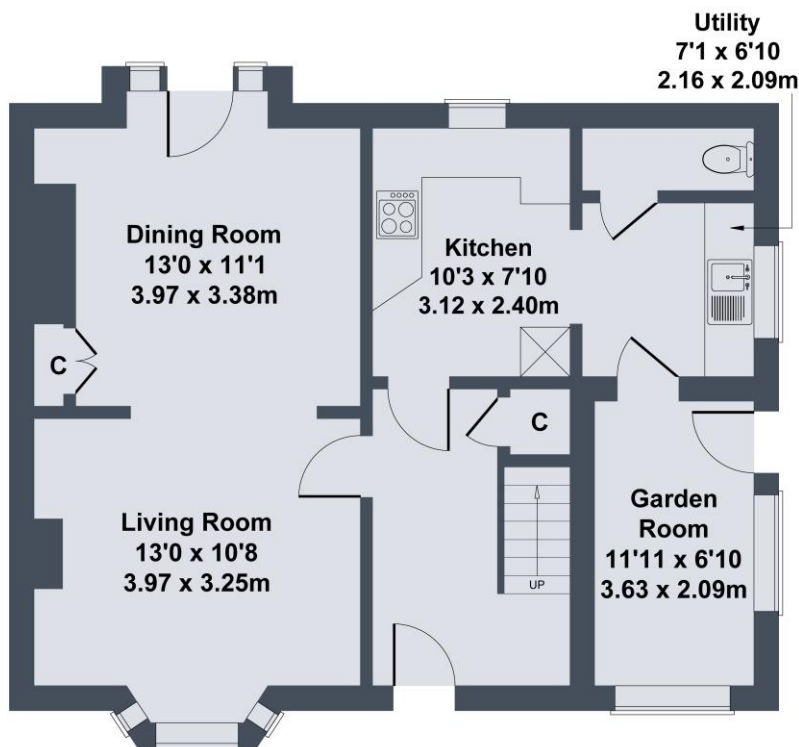
The postcode is DL10 5AF and we are advised that the Council Tax Band is C.

Bedroom 3:

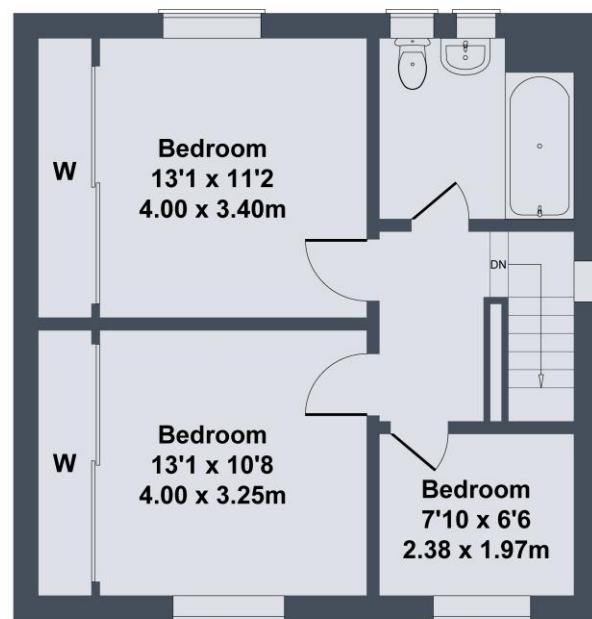
With a window to the front of the property, a picture rail and a radiator.



10 Lennox Avenue, Richmond, DL10 5AF



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.

Produced by Potterplans Ltd. 2025

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.