



15 Hulse House Lyons Road, Richmond, DL10 4NS
Offers over £230,000



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A LARGE 2 Double Bedroomed Apartment (101sqm/1098sqft overall) situated on the second floor of this highly sought after development. The property is South facing and has FABULOUS FAR REACHING VIEWS over Richmond and the surrounding area. The rooms are generously sized and flooded with lots of natural light. UPGRADED Double Glazed & Gas Central heating. GARAGE and car parking space. We are delighted to offer this property for sale and viewing is HIGHLY RECOMMENDED.

ENTRANCE HALL 2.83m x 1.43m (9'3" x 4'8")

Accessed from the communal entrance hallway, with loft access and a coved ceiling.

DINING ROOM 5.95m x 4.12m (19'6" x 13'6")

A light and spacious room at the rear of the property with wooden flooring, two hardwood double glazed windows, two central heating radiators, loft access and coved ceiling.

LOUNGE 6.71m x 4.42m (22'0" x 14'6")

A large light room running from the front to the rear of the property. To the front there are two large sliding sash hardwood windows with fabulous far reaching views. Wooden flooring, 2 wall lights, two central heating radiators, coved ceiling, tv aerial point and two further hardwood double glazed windows to the rear.

KITCHEN 4.20m x 2.98m (13'9" x 9'9")

At the front with a range of wall and base units with worktops, glazed display cabinet, breakfast bar, wine rack, plumbing for an automatic washing machine, electric oven and hob, extractor hood, hardwood double glazed window, Worcester boiler housed in a cupboard and central heating radiator.

VESTIBULE 2.56m x 1.70m (8'4" x 5'6")

BEDROOM 1. 4.20m x 2.98m (13'9" x 9'9")

A light and bright double bedroom at the front of the

property. Having two sliding sash hardwood double glazed windows and a third window to the side and a central heating radiator.

BEDROOM 2. 2.96m x 2.65m (9'8" x 8'8")

At the front with two hardwood sliding sash windows and a central heating radiator.

BATHROOM 3.01m x 2.37m (9'10" x 7'9")

With a white suite comprising of panelled bath, low level w.c, pedestal wash hand basin, shower cubicle, tiled walls and floor, extractor fan and spot lights.

EXTERNALLY

The development is surrounded by communal gardens and terraced patio areas.. There is also a bin store with gas and electric meters.

GARAGE

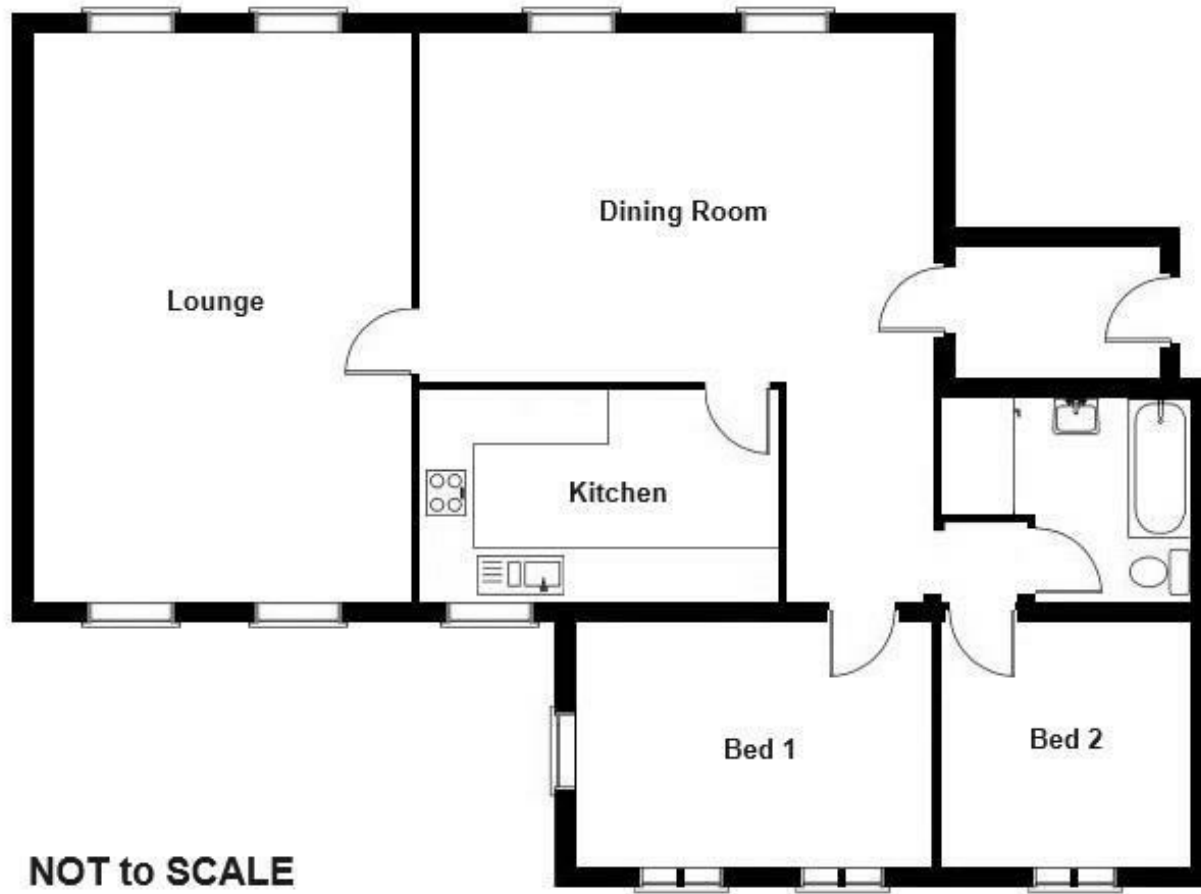
With an up and over door. A block paved car parking space in front of the garage provides off road parking.

NOTES

- (1) Leasehold.
- (2) Service Charges: £156.96 monthly maintenance to Hulse House Management Group. & £147.67 per annum for gardens, grass and borders.
- (3) Ground Rent: £20.00 per year.
- (4) Council Tax Band: C
- (5) EPC 78-C



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NOT to SCALE

