



Bell House, 7 Lyons Road, Richmond, Yorkshire, DL10 4UA
Offers over £400,000



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We are delighted to be able to offer for sale this four bedroomed mid terraced property. Situated on this very desirable development within walking distance of Richmond market place and local schools.

The property comprises of Lounge, Refitted Kitchen and a Garden room. There are four bedrooms and a Family Bathroom to the first floor, With an enclosed Garden to the rear, two Garages and additional off road parking, an early internal inspection is simply a must.

HALLWAY

With Karndean flooring, staircase leading to the first floor and central heating radiator.

DOWNSTAIRS W,C

With a w.c, wash hand basin, central heating radiator and Karndean flooring.

LOUNGE 6.07 x 3.46 (19'10" x 11'4")

Running from the front to the rear of the property with a multi fuel stove with a beamed mantel, tv aerial point, central heating radiator, wooden double glazed window and double glazed French doors onto the rear garden.

KITCHEN 6.27 x 3.46 (20'6" x 11'4")

A large space perfect for entertaining with a range of wall, base and drawer units with granite worktops and feature brick splash back, over the fridge unit, 5 burner Range cooker with electric oven and gas hob, extractor fan, exposed ceiling beam, spot light, tiled flooring, large central island with base cupboards, drawers and space for bar stools. Butler sink, Worcester central heating boiler housed in a cupboard, integrated dishwasher, integrated washing machine. Double glazed wooden window, two central heating radiators, open to the garden room.

GARDEN ROOM 4.07 x 3.48 (13'4" x 11'5")

Looking onto the rear garden with tiled flooring, tv aerial point, spot lights and French doors leading out to the patio area.

FIRST FLOOR

LANDING

With loft hatch giving access to the roof void which has a loft ladder and light, airing cupboard housing the hot water tank.

BEDROOM 1 3.47 x 2.80 (11'4" x 9'2")

At the rear with built in robes having a hanging rail, shelving and drawers. Tv aerial point, central heating radiator and wooden double glazed window.

EN-SUITE

Walk in shower with folding screen, circular wall mounted shower mixer, with pull out shower head, and overhead extractor fan and tiling to the walls. Pedestal hand basin with swan neck mixer, low level WC, chrome ladder towel rail, and ceiling down lighters.

Feature Karndean flooring, opaque sash window to the rear and a recess shelved storage area and wall mounted vanity cupboard with a shelves for toiletries.

BEDROOM 2 3.50 x 3.50 (11'5" x 11'5")

At the front with fitted robes, central heating radiator, tv aerial point and a wooden double glazed window.

BEDROOM 3 3.48 x 2.73 (11'5" x 8'11")

At the front with central heating radiator, tv aerial point and wooden double glazed window.

BEDROOM 4

At the rear with a built in wardrobe, central heating radiator and wooden double glazed window.

FAMILY BATHROOM 2.77 x 2.04 (9'1" x 6'8")

At the front with a panelled bath with a double shower and glass shower screen, w.c, and wash hand basin. Tiled flooring, towel radiator, wall mounted mirror, spot lights, extractor fan and wooden double glazed window with obscured glass.

EXTERNALLY

To the front of the property there is a lawned area with a pathway leading to the front entrance door with welcome light.

To the rear there is an enclosed garden having a paved patio area, lawn, decking area, Summer House with power and lighting, outside light and cold water tap. There is a door leading into the garage and a gate leading to the rear courtyard.

DOUBLE GARAGE

The property has a double garage with two sets of double wooden doors, power, lighting and eve storage.

There is a partitioned OFFICE / STUDY area within the garage having a window looking into the rear garden, telephone point, power and lighting. There are two car parking spaces in front of the garage within the courtyard.

NOTES

* FREEHOLD

* COUNCIL TAX BAND E



OFFERS OVER £400,000

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		84
(69-80) C	75	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		

England & Wales

EU Directive
2002/91/EC



Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO2 emissions</i>		

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