



6 Rowan House, Lyons Road, Richmond, Yorkshire, DL10 4UP
Offers over £225,000



6 Rowan House, Lyons Road, Richmond, Yorkshire, DL10 4UP

Welcome to this CHARMING MAISONETTE located on Lyons Road in this sought-after area of Richmond. This delightful property boasts two spacious double bedrooms, perfect for a small family or those in need of a guest room or home office. OFFERED WITH NO FORWARD CHAIN.

This apartment offers ample space for comfortable living. The large kitchen breakfast room is ideal for whipping up delicious meals and enjoying them with loved ones. Imagine waking up to the picturesque views from the rear terrace, a perfect spot for your morning coffee or evening relaxation.

Convenience is key with the added benefit of allocated parking (and visitor parking), ensuring you never have to worry about finding a space after a long day. The rear terrace not only provides stunning views but also a lovely outdoor space to unwind and entertain.

Don't miss the opportunity to make this maisonette your new home. With its prime location in Richmond and desirable features, this property is sure to capture your heart. Contact us today to arrange a viewing.

Entrance Reception

Hard wood glass inserted door leading into entrance reception. Stairs to first floor, understairs storage cupboard, central heating radiator, telephone point, built in cupboard housing Worcester Combination boiler and doors to; cloaks/w.c, kitchen/breakfast room and lounge.

Cloaks/W.C

With a white low level w.c, corner wash hand basin with tiling to splash areas, tiled floor and extractor fan.

Sitting Room 5.43 x 3.55 (17'9" x 11'7")

At the rear of the property with two double glazed sliding sash windows, double glazed sliding sash windows and French doors leading onto the sun terrace. Feature fireplace surround incorporating a marble effect insert and hearth with feature stone effect electric fire. TV aerial point, telephone point and double radiator.

Kitchen/Dining Room 4.79 x 3.36 (15'8" x 11'0")

At the front with a range of wall, base and drawer units with contrasting work top surfaces, one and a half bowl stainless steel sink unit with a mixer tap over, Belling gas oven with an extractor hood above, contrasting tiling to splash areas, plumbing for automatic washing machine. Double radiator, TV point, telephone point and two double glazed sliding sash windows to front elevation.

First Floor Landing

Loft hatch with pull down ladders giving access the loft space with light.

Bedroom 1. 4.43 x 3.51 max (14'6" x 11'6" max)

At the front with two double glazed conservation windows, double radiator, TV point, telephone point and built in cupboard.

Bedroom 2. 3.71 max x 2.78 (12'2" max x 9'1")

At the rear with a double glazed conservation window enjoying far reaching views. Double radiator, TV point and telephone point.

Bathroom/Shower Room 2.65 x 2.53 (8'8" x 8'3")

Having a white suite comprising of panelled bath with above shower and screen. Low level w.c, pedestal hand basin, tiling to part walls, single radiator, extractor fan and double glazed conservation window to rear.

Externally

To the front of the property is a designated car parking space for use by the owner and visitor parking.

Rear Terrace

With flagged flooring and wrought iron rails enjoying amazing views of rolling countryside and beyond.

NB

* LEASEHOLD, 999 year lease from 1/11/2004 with 1/7 share of freehold.

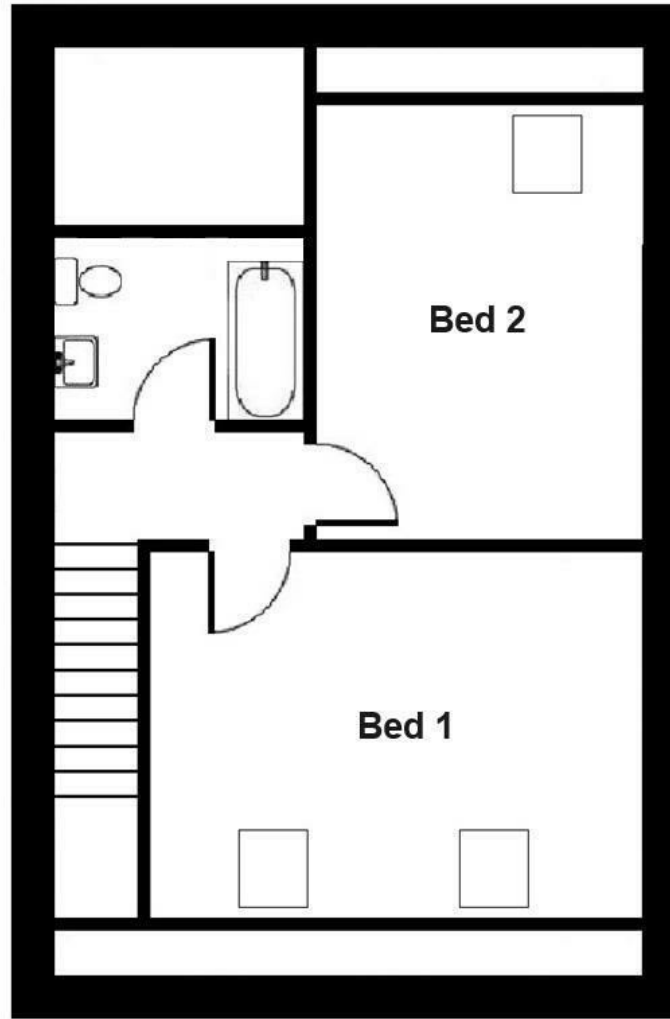
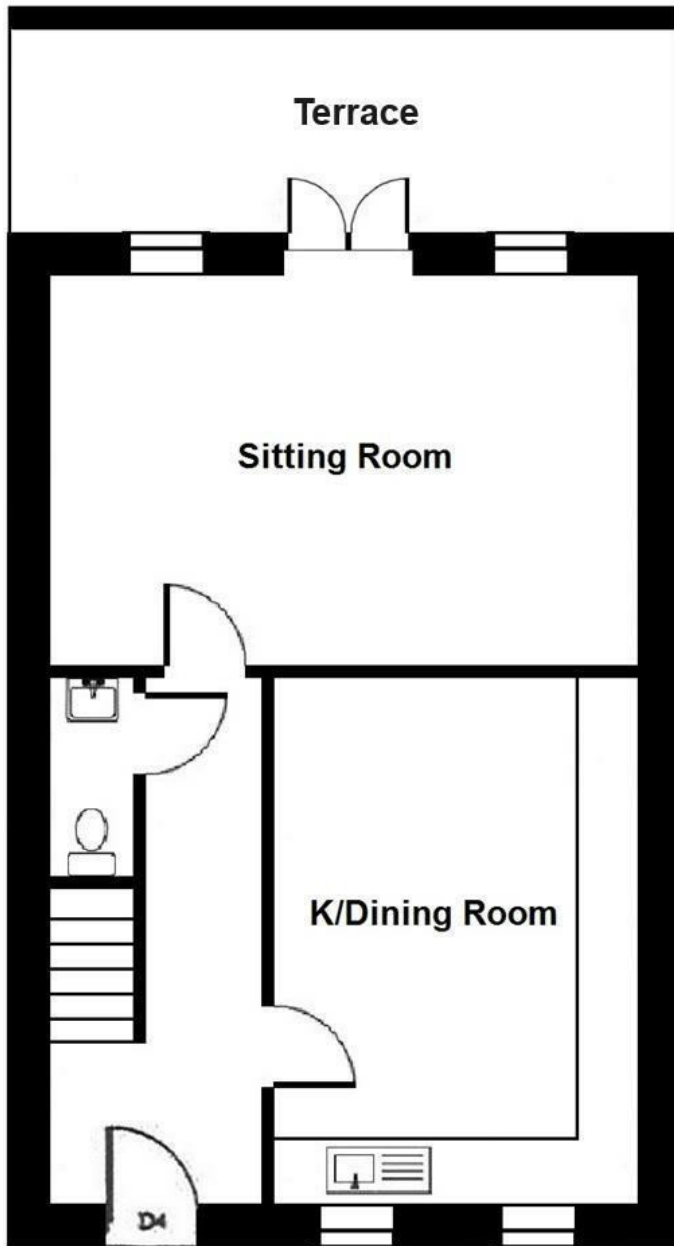
* COUNCIL TAX BAND B

* ANNUAL SERVICE CHARGE IN 2023/24 £239 TO COVER BUILDINGS INSURANCE AND GARDEN VILLAGE GROUNDS MAINTENANCE



OFFERS OVER £225,000

Rowan House



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B	78	79
(69-80) C		
(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	81	84
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		

England & Wales

EU Directive
2002/91/EC



SKETCH PLAN NOT TO SCALE - FOR IDENTIFICATION ONLY

The placement and size of all walls, doors, windows, staircases and fixtures are only approximate and cannot be relied on as anything other than an illustration for guidance purposes only. No representation has been made by the seller, the agent or the draftsman.

