



15 Lyons Road, Richmond, North Yorkshire, DL10 4UA
Offers over £450,000



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RE-FURBISHED 4-Double BEDROOM 2-BATH/SHOWER ROOM House with 5.81m x 5.24m (19'0" x 17'2") of adjoining WORKSHOP/STORES - former Double Garage. Large SITTING ROOM, 5.80m (19'0") KITCHEN/DINING ROOM, UTILITY & WASHROOM/WC. Sough-after 'Garden Village' location & For Sale With NO ONWARD CHAIN.

One not to miss - VIEWING RECOMMENDED.

Situated on the edge of the beautiful Yorkshire Dales National Park, Richmond is an historic Georgian market town of unique character & beauty - The Rough Guide to Britain describes the town as 'an absolute gem', one of the most beautiful & rewarding places to live in the Country. There is excellent A1(M) & A66 access at Scotch Corner (4.5 miles) & mainline rail station at Darlington 14 miles: LONDON Kings Cross 2 hours 20 minutes.

RECEPTION HALL

Staircase to first floor with storage cupboard under. Oak finish flooring & 'REAR LOBBY' door to rear garden.

SITTING ROOM 6.07m (plus bay) x 6.07m (plus bay) (19'10" (plus bay) x 19'10" (plus bay))

A great light-filled 'L-shaped' room with dual-aspect double-glazed sash bay windows & open fireplace.

KITCHEN & DINING ROOM (NEW) 5.80m x 4.24m (19'0" x 13'10")

2024 re-fitted Jolly kitchen with a quality range of soft-close wall & floor units with worktops & inset sink; integrated Hotpoint 5-ring gas hob with touch-control extractor over, integrated Hotpoint electric oven/grill, Iberna fridge, freezer & integrated Neff dishwasher. Oak finish flooring, down-lighting, double-glazed sash windows to front & rear & door to rear garden.

REAR LOBBY

2.25m (7'4") deep under-stair store cupboard. Door to rear garden &:

UTILITY ROOM 2.19m x 1.85m (7'2" x 6'0")

Fitted with wall & floor units with worktop & plumbing for washing machine & space for dryer under. Oak finish flooring & door to:

Adjoining WORKSHOP & STORES 5.81m x 5.24m (19'0" x 17'2")

The former Double Garage – See below.

FIRST FLOOR LANDING

Built-in double airing cupboard with Baxi gas boiler & pressurised hot-water cylinder. Double-glazed sash window to rear.

BEDROOM 1. 5.19m max (3.98m) x 3.26m (17'0" max (13'0") x 10'8")

Including fitted triple wardrobes & wardrobe-cupboard with light point. Double-glazed sash windows to front.

En-Suite SHOWER ROOM (NEW) 2.25m x 1.76m (7'4" x 5'9")

Full-width shower area & dual-head shower, inset washbasin with cupboards under & WC. Double-glazed sash window to front.

BEDROOM 2. 4.35m max x 3.58m (14'3" max x 11'8")

Double-glazed sash window to front.

BEDROOM 3. 4.10m x 2.41m (13'5" x 7'10")

Double-glazed sash windows to rear.

BEDROOM 4. 3.58m x 2.38m min (11'8" x 7'9" min)

Double-glazed sash window to side.

'House' BATHROOM (NEW) 3.09m max x 2.38m (10'1" max x 7'9")

Stylish free-standing bath, inset washbasin with cupboards under & WC. Double-glazed sash window to rear.

OUTSIDE FRONT

Wide lawned corner plot with 4-Car driveway leading to:

Adjoining WORKSHOP/STORES 5.81m x 5.24m overall (19'0" x 17'2" overall)

The former Double Garage comprising:

WORK AREA 5.23m x 4.67m max (17'1" x 15'3" max)

2.92m (9'6") ceiling height, down-lighting, light, power, cold-water tap & 2 radiators. Double-glazed sash window & door to rear garden, door to:

STORE 2: 2.80m x 1.06m (9'2" x 3'5")

Double garage doors to front.

STORE 1: 2.59m x 1.80m (8'5" x 5'10")

(Accessed from the driveway) Strip-light & double garage doors to front.

Enclosed REAR GARDEN

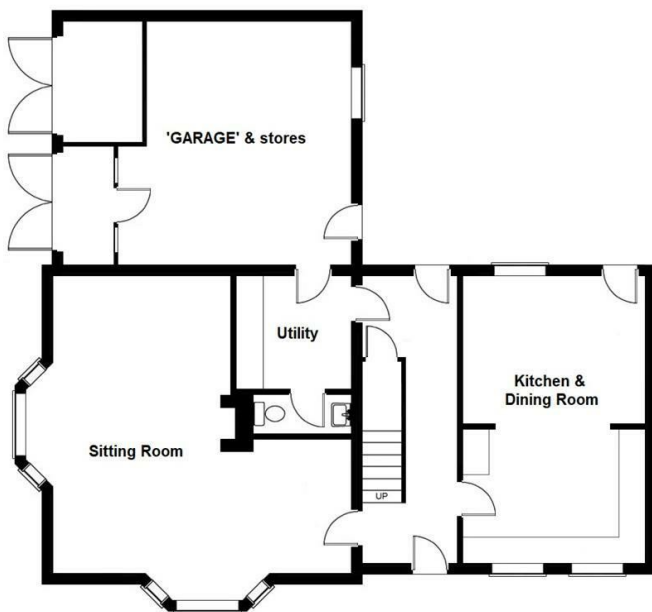
Small lawn with gravel borders & flagged patio.

NOTES

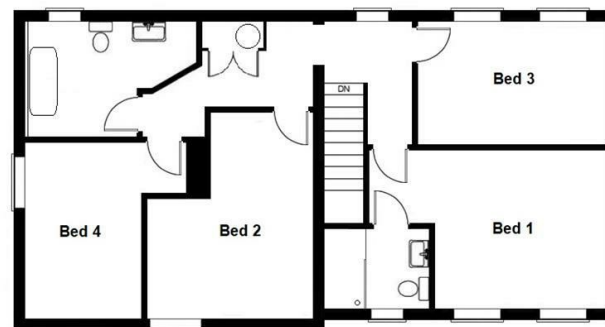
- (1) Freehold
- (2) The Richmond (North Yorkshire) Garden Village Management Company Ltd 'Green Fees' from 1st July 2024 to 30th June 2025: £166.75.
- (3) Council Tax Band: E
- (4) EPC: 75-C
- (5) Gas Central Heating & Double Glazing
- (6) Mains Water, Electricity, Gas & Drainage



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NOT TO SCALE



First Floor

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	82
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive
2002/91/EC



Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

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