



6 Lawrence Crescent, Richmond, North Yorkshire, DL10 5QE
Offers in the region of £399,950

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Nestled in the sought-after area of Lawrence Crescent, Richmond, this charming detached house presents an excellent opportunity for families seeking a spacious and versatile home. Originally designed as a four-bedroom property, it currently boasts three well-proportioned bedrooms, offering ample space for relaxation and rest. The layout includes three inviting reception rooms, perfect for entertaining guests or enjoying quiet family time.

The house features two bathrooms, ensuring convenience for all occupants. The integral garage adds further potential; with the appropriate permissions, it could be transformed into an additional reception room or additional bedroom, enhancing the living space to suit your needs.

This property is priced to achieve a swift sale, making it an attractive option for those looking to settle in a desirable location. The spacious design and flexibility of this home make it ideal for families or individuals who appreciate the potential for future development.

ENTRANCE HALL

With a UPVC double glazed entrance door and central heating radiator. Doors lead into the lounge, downstairs w.c and the integral garage.

LOUNGE 4.34 x 3.78 (14'2" x 12'4")

At the front of the property with a log burning stove, slate hearth and wooden beam mantel, wooden effect flooring, central heating radiator, coving, tv aerial point and a UPVC double glazed window to the front. Walk through to the dining room.

DINING ROOM 3.69 x 2.64 (12'1" x 8'7")

With wooden effect flooring, central heating radiator, coving and glazed French doors leading into the conservatory.

CONSERVATORY 3.89 x 3.77 (12'9" x 12'4")

With wooden flooring and UPVC double glazed doors leading into the rear garden.

KITCHEN/BREAKFAST ROOM 4.92 x 3.58 (16'1" x 11'8")

With a range of wall, base and drawer units with worktops, glass display wall unit, one and a half bowl stainless steel sink unit with mixer tap over, breakfast bar, electric oven and hob, stainless steel extractor hood, plumbing for a washing machine and plumbing for a dishwasher.. Under the stairs store cupboard. central heating radiator, UPVC double glazed window to the rear and a UPVC double glazed door and window to the side.

FIRST FLOOR

LANDING

With hatch providing access into the roof void and airing cupboard.

BEDROOM 1 3.80 x 3.43 (12'5" x 11'3")

A double bedroom with a UPVC double glazed window to the front and a central heating radiator.

EN-SUITE

With a shower cubicle, w.c, wash hand basin, store cupboard and a central heating radiator.

BEDROOM 2 4.46 x 2.76 (14'7" x 9'0")

A double bedroom with two UPVC double glazed windows and two central heating radiators. This was previously two bedrooms and if required could be easily changed back to its original form.

BEDROOM 3 4.46 x 2.74 (14'7" x 8'11")

A double bedroom with a UPVC double glazed window, central heating radiator and wooden effect flooring.

FAMILY BATHROOM

Fitted with a white suite comprising of bath, wash hand basin and w.c, tiled walls and tiled flooring.

EXTERNALLY

To the front of the property there is a double block paved driveway giving multiple vehicle parking. There is a lawn to the front and an external welcome light to the front door. There is a gate to the side providing access to the rear garden.

To the rear there is an enclosed rear garden with lawn, paved patio area, mature trees and shrubs and external cold water tap.

INTEGRAL GARAGE

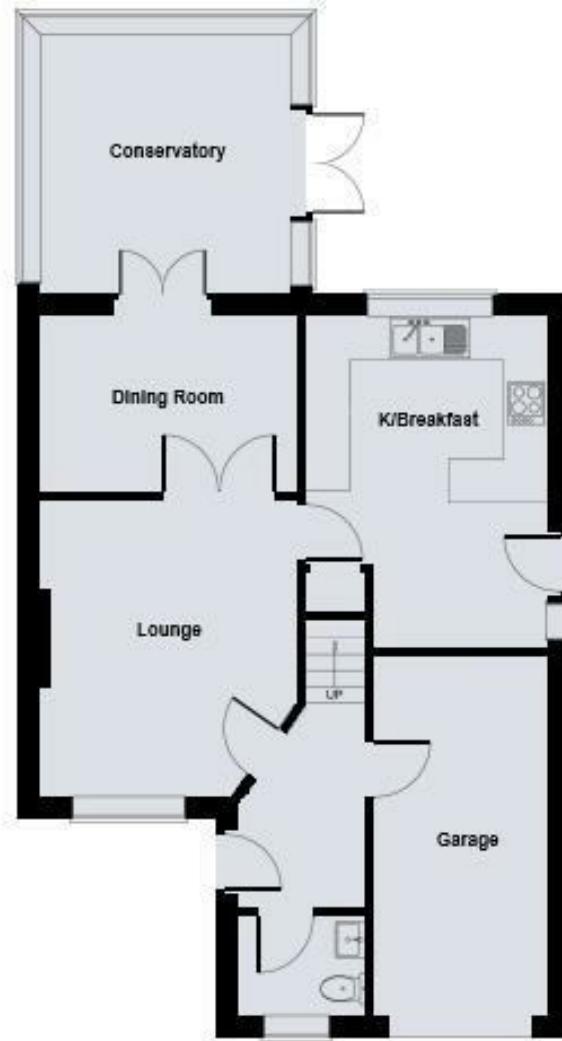
With an electric door, power and lighting. A door leads into the hallway.

NOTES

- * FREEHOLD
- * COUNCIL TAX BAND E



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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.

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B	84	
(69-80) C	72	
(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>		
England & Wales		
EU Directive 2002/91/EC		

