



10 Lennox Avenue, Richmond, North Yorkshire, DL10 5AF  
**Asking price £279,950**





# 10 Lennox Avenue, Richmond, North Yorkshire, DL10 5AF

'Location, Location, Location' – A Discreetly Situated Home close to local amenities & schools, & within walking distance of the town centre. For Sale with NO ONWARD CHAIN. The house is very nicely presented with 2 RECEPTION OOMS, PLAYROOM/STUDIO/GYM etc, KITCHEN, UTILITY ROOM & separate WC; 3 BEDROOMS ( 2 large doubles) & BATH/SHOWER ROOM. Corner plot GARDENS, GARAGE & PARKING. 'EXTENSION POTENTIAL' subject to planning - A Must See.

## Spacious RECEPTION HALL 3.56m x 2.41m (11'8" x 7'10")

UPVC double-glazed front door & staircase to first floor with storage cupboard under.

## SITTING ROOM 4.12m into bay x 3.98m (13'6" into bay x 13'0")

A pleasant light room with fireplace & living-flame gas fire. UPVC double-glazed bay window to front & open to:

## DINING ROOM 3.98m x (3.41m) 4.03m into bay (13'0" x (11'2") 13'2" into bay)

Including built-in cupboards. Wide UPVC double-glazed bay with door to outside, & serving hatch to:

## NB: Potential KITCHEN/DINING ROOM 6.51m x 3.41m (21'4" x 9'10" 13'4'6")

See floor plan.

## KITCHEN & UTILITY 4.74m overall x 3.11m max (15'6" overall x 10'2" max)

Oak wall & floor units with worktops & integrated gas hob with extractor over, & eye-level double oven/grill. Matching Oak wall & floor units with worktops & inset sink, plumbing for washing machine & Baxi gas boiler. UPVC double-glazed windows to side & rear, door to GARDEN ROOM/PLAYROOM/GYM etc, &:

## Separate WC

## PLAYROOM/STUDIO/GYM etc 3.60m x 2.05m (11'9" x 6'8")

Part-vaulted with light & power. UPVC double-glazed windows to front & side, & UPVC double-glazed door to outside.

## FIRST FLOOR LANDING

Access to part-boarded loft & UPVC double-glazed window to side.

## Double BEDROOM 1. 3.98m x 3.41m (13'0" x 11'2")

Including built-in, wall-to-wall wardrobes. UPVC double-glazed window to rear.

## Double BEDROOM 2. 3.98m x 3.26m (13'0" x 10'8")

Including built-in, wall-to-wall wardrobes. UPVC double-glazed window to front.

## BEDROOM 3/OFFICE 2.41m x 1.95m (7'10" x 6'4")

UPVC double-glazed window to front.

## BATH/SHOWER ROOM 2.38m x 2.22m (7'9" x 7'3")

Panelled bath with storage nook & shower over, washbasin & WC. 2 UPVC double-glazed windows to rear.

## OUTSIDE

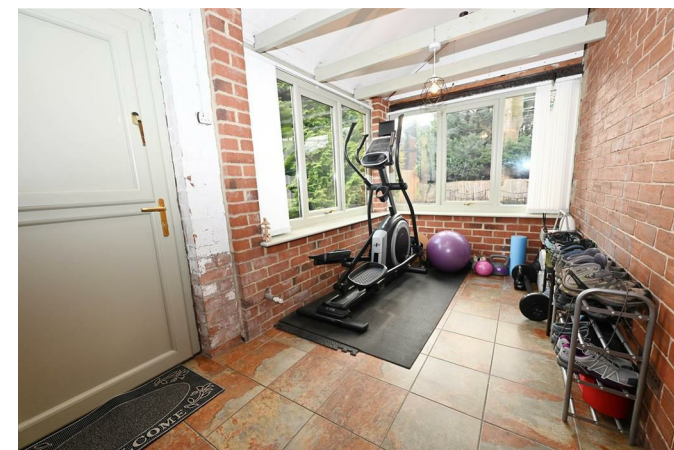
The property occupies a generous corner plot with low front boundary wall & metal gates to gravelled area & parking space. Open to side & rear gardens: Flagged patio, lawn with flower/shrub borders, outside power sockets, cold-water tap & outside lighting; rear gravel & flagged garden. Fruit includes Rhubarb, Cherry, 2 Apple, 2 Plum & Gooseberries.

## Detached GARAGE 5.35m max x 2.62m (17'6" max x 8'7")

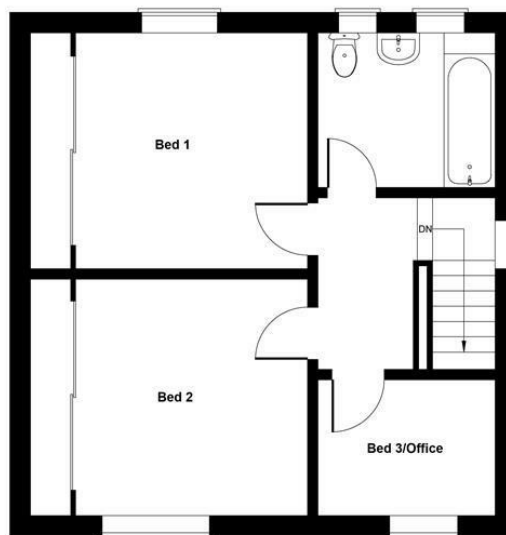
Up & over door, side door & rear window. Beyond the garage is a small parking area.

## NOTES

- (1) Freehold
- (2) Council Tax Band: C
- (3) EPC: 66-D
- (4) Mains water, electricity, gas & drainage.



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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.  
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## Energy Efficiency Rating

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

England & Wales

EU Directive  
2002/91/EC



## Environmental Impact (CO<sub>2</sub>) Rating

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

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