



1 l'anson Road, Richmond, DL10 4NL  
Offers over £225,000





# 1 I'anson Road, Richmond, DL10 4NL

\*\*\* NEW PRICE\*\*\* This semi-detached house presents an excellent opportunity for both families and investors alike. Boasting two well-proportioned bedrooms, this property is perfect for those seeking a comfortable and inviting home. Set on a generous CORNER PLOT the house benefits from ample outdoor space and offers OFF ROAD PARKING for up to three vehicles and a GARAGE, a rare find in such a sought-after location. Benefitting from a NEW ROOF (UNDER WARRANTY) AND RECENTLY FITTED BAXI BOILER (UNDER WARRANTY) AND NEWLY DECORATED THROUGHOUT AND RECENTLY LANDSCAPED GARDEN.

One of the standout features of this home is its proximity to local amenities. Families will appreciate the convenience of being close to reputable schools, while the vibrant market place is just a short stroll away.

The property comes with the exciting potential for extension, allowing you to tailor the space to your specific needs and preferences. Offered with NO ONWARD CHAIN, you can move in without delay.

## PORCH

There is a part glazed wooden entrance door with a side glazed panel, window to the side and a door leading into the hallway.

## HALLWAY

Having a central heating radiator, staircase leading to the first floor and a door leading into the lounge.

## LOUNGE 4.07 x 3.46 (13'4" x 11'4")

With two double glazed windows to the front, an internal window to the porch, exposed floorboards, electric coal effect fire with a wooden style surround and a marble effect hearth, tv aerial point, spotlights and an under stairs, store cupboard with lighting,

## KITCHEN / DINING ROOM 3.98 x 3.10 (13'0" x 10'2" )

With a range of wall, base and drawer units, stainless steel sink unit with mixer tap over, integrated fridge freezer, integrated washing machine, electric oven, gas 4 burner hob, stainless steel extractor hood, tiled flooring, useful storage cupboard, central heating radiator, UPVC double glazed window to the side and rear. A door leads into the rear lobby.

## REAR LOBBY

With a door into the downstairs w.c, storage cupboard with lighting that houses the Baxi combi central heating boiler. A door leads out to the rear garden.

## DOWNSTAIRS W.C

With a w.c, wash hand basin, spot lights and a window to the rear.

## FIRST FLOOR

## LANDING

With a UPVC double glazed window to the side, dado rail and loft hatch providing access into the roof void.

## BEDROOM 1 3.46 x 3.04 (11'4" x 9'11")

A double bedroom with a UPVC double glazed window to the front, storage cupboard, central heating radiator and spot lights.

## BEDROOM 2 3.02 x 2.55 (9'10" x 8'4")

Having a UPVC double glazed window to the rear, central heating radiator and spot lights.

## BATHROOM 2.12 x 1.83 (6'11" x 6'0")

At the rear having a panelled bath with a Mira shower over, w.c, wash hand basin with a vanity store cupboard beneath, tiled walls, fitted wall mirror, extractor fan, towel radiator, spot lights and a UPVC double glazed window with obscured glass.

## EXTERNALLY

To the front of the property there is a low maintenance gravelled front garden with mature planting. There is a driveway to the front for off road parking and a welcome light to the front door, a gate leads into the side garden.

To the side there is a private enclosed lawned garden with mature shrubs, trees and an apple tree. There is a large gravelled driveway for additional off road parking.

To the rear there is a paved and gravelled courtyard area, steps lead up to the driveway. A door leads into the rear of the garage and the rear lobby. There is an external garden light.

## GARAGE 4.78 x 3.03 (15'8" x 9'11")

With an up and over door, power and lighting. There are three windows and a door leading into the rear garden.

## NOTES

\* FREEHOLD

\* COUNCIL TAX BAND B

\* BENEFITTING FROM NEW ROOF (DEC 2024) INCLUDING NEW FLASHINGS, NEW BOILER (JULY 2023) UNDER WARRANTY



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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.

