



6 Lawrence Crescent, Richmond

Offers in the Region of £412,500

Forming part of this highly regarded development, conveniently positioned for all schools, this very well presented detached house provides generous living spaces which are complimented with a west facing garden with an open aspect. To the ground floor there is a living room, a dining room/study, a large conservatory, a cloakroom and a dining kitchen. The first floor features three double bedrooms, one of which could easily be split to create a further bedroom, a house bathroom and a large ensuite.

Externally there is driveway parking, a garage and the garden. An early inspection is strongly advised!

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Entrance Hallway:

Accessed through a upvc door, the welcoming hallway has a radiator, a door to the garage and stairs to the first floor. The cloakroom is fitted with a WC and a wash hand basin.

Living Room:

4.34m x 3.78m

A pleasant room flooded with morning light through the large upvc double glazed window. There is a radiator, a TV point and a fireplace which has a slate hearth and a log burning stove.



Dining Room/Study:

3.69m x 2.64m

Currently used as a study but also lending itself to family dining and having a radiator and a pair of doors that open into the conservatory.



Conservatory:

3.89m x 3.77m

A large space, perfect for relaxing and enjoying the garden. A pair of doors open out to the garden.



Dining Kitchen:

4.94m x 3.59m

With space for a table and with the benefit of a breakfast bar for informal dining, the kitchen is fitted with a generous range of wall and base units with complimenting countertops. Integrated into the units are an electric hob and oven. There is plumbing for a washing machine and a dishwasher, a radiator, a large under stairs storage cupboard and a upvc double glazed window overlooking the garden. A door gives access to the side of the property.



Garage:

5.31m x 2.59m

With an electric roller door, power, light, a window and a door to the hallway.

First Floor Landing:

With loft access and an airing cupboard.

Bedroom 1:

3.80m x 3.43m

A double bedroom with a radiator and a upvc double glazed window to the front with distant views. The large **Ensuite** is fitted with a WC, a wash hand basin and a shower enclosure.



Bathroom:

Fitted with a modern white suite that comprises a bath, a WC and a wash hand basin. There is a radiator and a upvc double glazed window.



Bedroom 2:

3.66m x 2.86m

A double bedroom with a radiator and a upvc double glazed window with an open aspect.

External

The property sits in a slightly elevated position behind a lawned garden and a driveway providing off street parking. A gated path to the side leads to the rear garden. The West facing rear garden enjoys the afternoon and evening sun. It is mainly lawned and has a paved seating area.



Bedroom 3:

4.46m x 2.74m

A double bedroom which was previously two bedrooms. It would be simple to return it to create two bedrooms again. It has two upvc double glazed windows and two radiators.

Additional Information

The postcode is DL10 5QE and the council tax

6 Lawrence Crescent



GROUND FLOOR

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.

Produced by Potterplans Ltd. 2024