



2 Laburnum Grove, Richmond, North Yorkshire, DL10 5AR  
**Offers over £245,000**





## 2 Laburnum Grove, Richmond, North Yorkshire, DL10 5AR

OFFERED FOR SALE WITH UP TO £2000 STAMP DUTY PAID - Positioned within this POPULAR RESIDENTIAL AREA within Richmond, this modern semi-detached house offers a delightful blend of comfort and CONTEMPORARY LIVING. With FOUR SPACIOUS BEDROOMS, this property is perfect for families seeking a welcoming home in a DESIRABLE LOCATION.

The house boasts a WELL THOUGHT OUT LAYOUT, providing ample space for relaxation and entertaining. The modern design features large windows that flood the interiors with natural light, creating a warm and inviting atmosphere. Each bedroom is generously sized, allowing for personalisation and comfort, making it an ideal retreat for family members or guests. To the front, there is a block paved DRIVEWAY leading to the GARAGE.

To the rear, a TIERED GARDEN with astroturf and with sleeper beds, ideal for shrubs and with fencing and wall.

Richmond is renowned for its picturesque surroundings, vibrant community, and excellent amenities. Residents can enjoy the nearby parks, shops and restaurants, all within a short distance.

### ENTRANCE RECEPTION

UPVC door leading into entrance reception with stairs to first floor, central heating radiator and meter cupboard. Wood effect laminate flooring and door leading to open plan lounge/dining room.

### LOUNGE / DINING ROOM

**LOUNGE AREA 4.010 x 3.774 excluding bay (13'1" x 12'4" excluding bay)**

UPVC bay window to front, double radiator, wood effect laminate flooring throughout, wall mounted TV point. Feature stone fireplace surround and hearth incorporating a coal effect gas fire. Walk through to dining area.

**DINING AREA 2.648 x 3.021 (8'8" x 9'10")**

With double radiator, laminate flooring and door to kitchen. Walk through to conservatory.

**CONSERVATORY 2.530 x 1.996 (8'3" x 6'6")**

UPVC windows to sides and rear with door to side leading onto the rear garden.

**KITCHEN 2.094 x 3.698 (6'10" x 12'1")**

One and half sink unit fitted with high gloss base, drawer and wall units with contrasting worktop surfaces and up stands. Five ring cooking range with double oven, glass splash back with extractor above. Integrated dishwasher, useful under stairs storage area, down lighting.

**UTILITY 1.430 x 3.091 (4'8" x 10'1")**

Fitted unit with Belfast sink & plumbing for washing machine, void for dryer. Radiator & UPVC double glazed rear window & door to outside.

### FIRST FLOOR LANDING

Loft hatch giving access to the roof void.

**BEDROOM 1 4.009 x 3.264 (13'1" x 10'8")**

UPVC window to front, single radiator and built in wardrobe with 3 sliding doors, further built in double wardrobe with shelf and rail. Useful over stairs storage cupboard.

**BEDROOM 2 3.048 x 3.938 (9'11" x 12'11")**

UPVC window to front and double radiator.

**BEDROOM 3 2.627 x 3.015 (8'7" x 9'10")**

UPVC window to rear and single radiator.

**BEDROOM 4 2.992 x 2.785 into shelf recess (9'9" x 9'1" into shelf recess)**

UPVC window to rear and single radiator.

### BATH/SHOWER ROOM

Panelled bath with mixer taps, hand basin with below vanity unit, walk in shower with wall mounted shower bar, shower boarding and tiling to walls, down lighting, heated chrome towel rail and UPVC window to rear. Built in cupboard housing the cylinder tank.

### SEPARATE WC

Low level, pedestal hand basin, single radiator, tiling to splash areas and UPVC to rear.

### GARAGE

With up and over door, power, light, wall mounted BAXI boiler, low level w.c, hand basin with light and internal door to utility area.

### EXTERNALLY

To the front there is a stone wall with block paved drive leading to the garage. Flower and shrub beds.

There is a rear tiered garden with astroturf, steps lead down to the main garden which is laid with astroturf, sleeper beds with gravel ideal for shrubs. Enclosed by fencing and a wall.

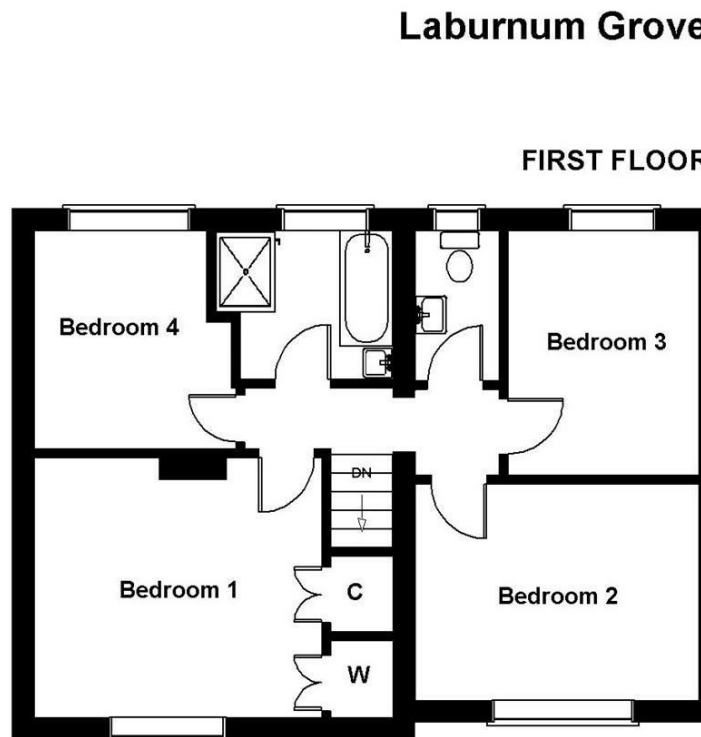
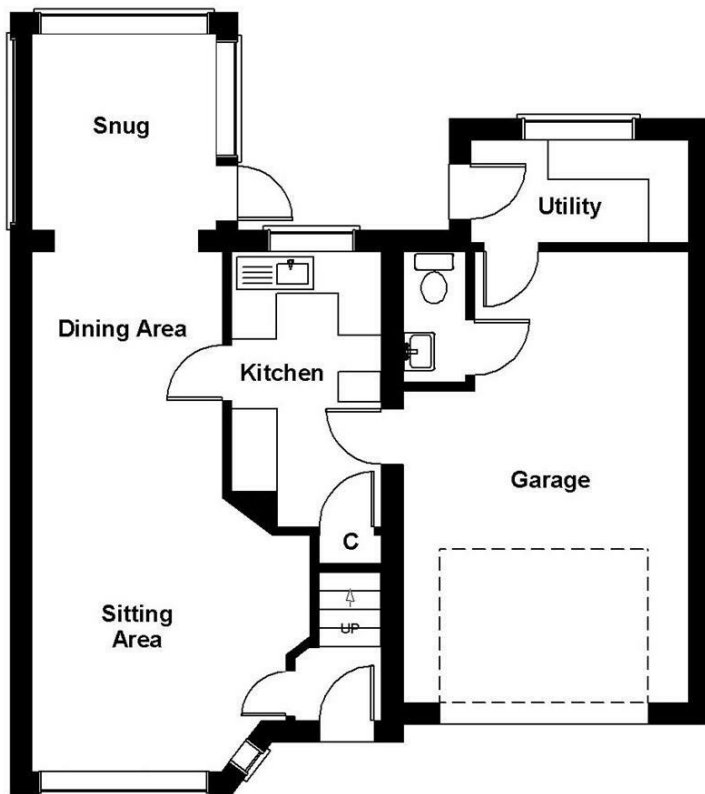
### NOTES

\* UP TO £2000 STAMP DUTY PAID

\* FREEHOLD



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## Laburnum Grove

### 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. 2016

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>81</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>59</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>		<b>77</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>51</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		

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