



8 Laburnum Grove, Richmond, Yorkshire, DL10 5AR
Offers over £240,000



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*** NEW PRICE *** A VERY DESIRABLE & Well-Presented Home in this Sought-after area. Lovely 6.81m x 4.88m (22'4" x 16'0") Open-plan MAIN LIVING AREA, Large GARDEN ROOM & UTILITY AREA; 2 Double BEDROOMS (Both with wardrobe-cupboards) & New SHOWER ROOM. WORKSHOP-SHED, Enclosed South-East REAR GARDEN with Greenhouse & Garden Shed. Gas Central Heating & UPVC Double-Glazing.

POTENTIAL to Extend (Subject to planning) – VIEWING HIGHLY RECOMMENDED.

Rough Guide to Britain describes the town as an 'ABSOLUTE GEM'.

HALL

Staircase to first floor. Door to:

Open-plan MAIN LIVING AREA 6.81m x 4.88m (22'4" x 16'0")

Oak flooring & comprising:

SITTING ROOM 3.91m max x 3.77m into bay (12'9" max x 12'4" into bay)

Fireplace with log burning stove & Oak flooring. Wide UPVC double-glazed bay to front & open to:

KITCHEN/DINING AREA 4.88m x 3.05m (16'0" x 10'0")

Modern wall & floor units with Granite worktops & 1 & ½ bowl sink, tower double oven/grill & gas hob with extractor over. Door to deep PANTRY with light, power, plumbing for washing machine & side window. UPVC double-glazed door to UTILITY AREA, UPVC double-glazed window to rear & double-glazed patio doors to:

GARDEN ROOM 3.71m x 2.85m into sills (12'2" x 9'4" into sills)

Solid roof, light, power & radiator. UPVC double-glazed with patio doors to outside.

UTILITY AREA 2.92m x 0.72m (9'6" x 2'4")

Plumbing for washing machine/space for dryer. Sliding doors to outside.

FIRST FLOOR LANDING

Access to loft via fold-down ladder with light point & boarding.

BEDROOM 1. 4.88m max (3.93m) x 3.62m (16'0" max (12'10") x 11'10")

Built-in wardrobe-cupboard with hanging & shelving, & built-in cupboard. UPVC double-glazed window to front.

BEDROOM 2. 3.05m x 2.49m min (10'0" x 8'2" min)

Plus built-in wardrobe-cupboard with hanging & shelving. UPVC double-glazed window to rear with pleasant views.

SHOWER ROOM 2.14m x (2.25m max) 1.32m (7'0" x (7'4" max) 4'3")

Refurbished with wide shower area, inset washbasin with cupboards & drawers, push-flush WC. UPVC double-glazed window to side.

OUTSIDE

Low stone boundary wall-bed & small lawn with flower/shrub borders & bed. Concreted parking area. Timber SHED & gate to:

Enclosed South-East REAR GARDEN

Lawn with stone-flagged patio, raised soft fruit area with Strawberries & Raspberries. Greenhouse, cold-water tap & outside lighting. Outside STORE.

WORKSHOP-SHED 3.05m x 2.40m (10'0" x 7'10")

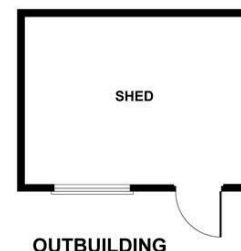
With door & side window.

NOTES

- (1) Council Tax Band: B
- (2) EPC: TBC - This certificate expired on 26th September 2020
- (3) Newly refurbed Shower Room
- (4) Boiler – Last annual service TBC
- (5) POTENTIAL to Extend (Subject to planning)



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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. 2025

Energy Efficiency Rating

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

England & Wales

EU Directive
2002/91/EC



Environmental Impact (CO₂) Rating

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

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