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Reeth Road  
Richmond, DL10 4EX  
**Price £635,000**

House - Detached  
7 Bedroom/s  
7 Bathroom/s

Perfectly located in the centre of Richmond, on the main road leading to the Yorkshire Dales National Park, this substantial stone built period property is sure to attract attention to a wide range of buyers. Formerly a farmhouse the impressively sized property is currently trading as a successful B&B and could be used as the perfect family home with just a few changes. Tucked away on Reeth Road, Richmond, the property takes advantage of being located within walking distance of the historic market town centre whilst being within easy reach of the picturesque Dales with its incredible scenery, walks and cycle routes. As expected the ground floor offers substantial space with an impressive entrance hallway, four reception rooms (some for use by guests, some private), two kitchens, utility room, boot room, shower room and a ground floor bathroom with its own shower room. The first floor holds five en-suite shower bedrooms and one further bedroom making seven bedrooms and seven bathrooms in total. Externally the property is located on a private driveway and offers a good sized garden and parking area to the front with a paved patio area to the rear. This is a wonderful opportunity to run your own successful B&B or craft a fantastic family home. EPC and North Yorkshire Council tax bands TBC, currently on business rates.





- Period Property Packed With Features
- Seven Bathrooms
- Impressive Plot
- Discreet Location
- Perfect Family Home With Minimal Conversion Needed
- Seven Bedrooms
- Four Reception Rooms
- Private Parking
- Successful Guest House

**Buyer Identification checks**

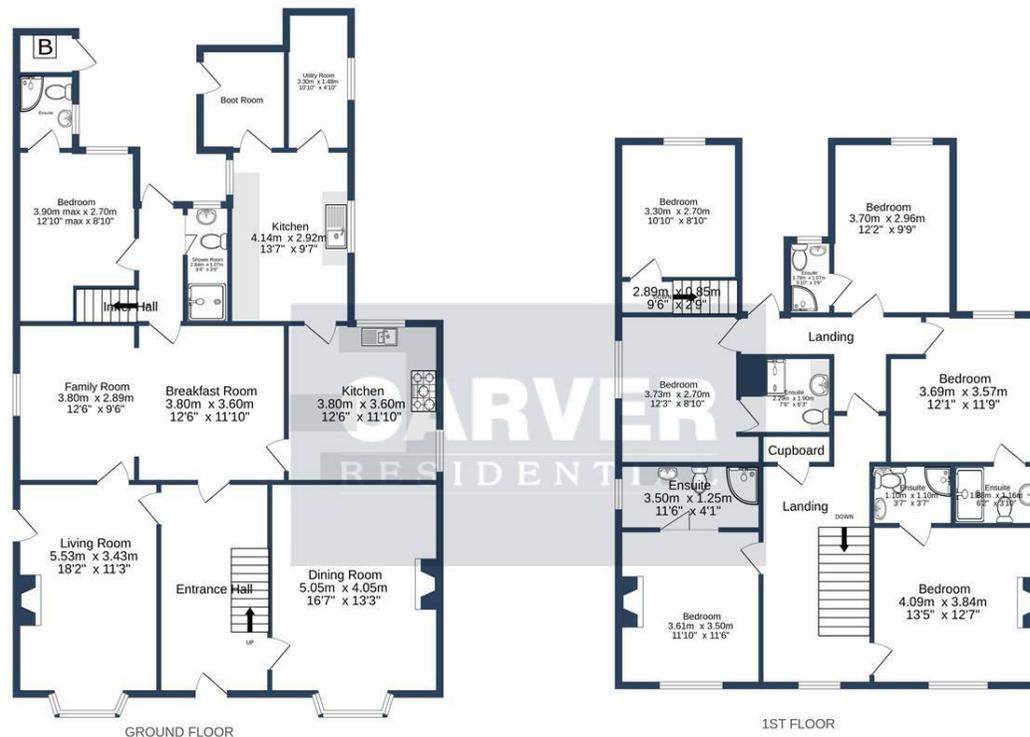
Should a purchaser(s) have an offer accepted on a property marketed by Carver Residential they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your identity, this is not a credit check and will have no effect on credit history. The cost of these checks is £36 inc. VAT per buyer, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.

**General Information**

Tenure: Freehold  
 Services: Gas central heating, mains electric, water and drainage.  
 Local Authority: North Yorkshire Council (Tax Banding TBC, currently business rates)

**Property Size Reference**

Please note the property size is taken from the Energy Performance Certificate and may not take into account all rooms from the floorplan (due to unheated space not being calculated e.g. this may potentially exclude a conservatory and/or garage)



WEST END GUESTHOUSE, 45 REETH ROAD, RICHMOND, DL10 4EX.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Property Size from EPC sq ft

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Your home may be repossessed if you do not keep up repayments on your mortgage. There will be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed

MAB 6202



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