

CARVERS

SALES & LETTINGS

New Road

Richmond, DL10 4QS

Price £169,000

Cottage

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CHAIN FREE and rarely available, this is a fantastic opportunity to purchase a modernised studio cottage in central Richmond. Finished to a wonderful standard The Old Bakery Studio sits yards from Richmond's historic market square making it an ideal holiday let or air B+B. Packed with features and character this property has huge kerb appeal making it an ideal bolthole or investment opportunity. Accommodation includes a unique bedroom/living room with period shop frontage window, kitchen area and shower room. Ready to love or ready to let this property is sure to attract attention. All internal fixtures, fittings and furniture are available upon negotiation. EPC rating E, North Yorkshire Council tax band A.











- CHAIN FREE
- Studio Cottage
- Town Centre Location
- Ideal Holiday Let
- Wonderfully Finished
- Ready to Love



## 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: Leasehold
Services: Timber glazing, electric central heating, mains electric, water and drainage.
Local Authority: North Yorkshire County Council (Tax Banding A)

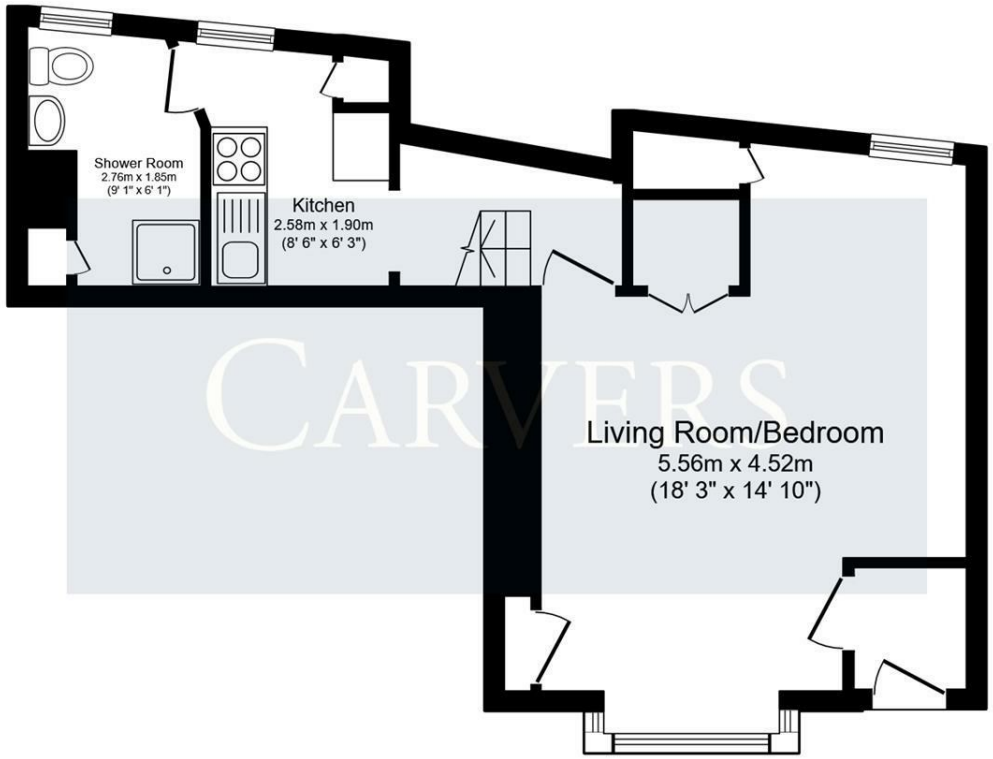
## Property Size Reference

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 & garage)

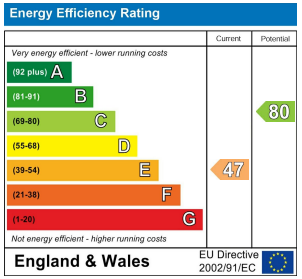









Floor Plan




Property size taken from EPC
419.00 sq ft

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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