



# CARVERS

SALES & LETTINGS

Newsham

Richmond, DL11 7QZ

Price £230,000

Cottage



3



1



1

This wonderful period cottage in the popular village of Newsham must be seen to be appreciated. Located on a quiet lane on the outskirts of the village this property has been lovingly updated and modernised to create a fantastic vintage home. Internal accommodation consists of a spacious lounge with log burning stove, kitchen breakfast room and utility room to the ground floor. A stone staircase leads to the first floor which holds three good sized bedrooms and a bathroom. Externally the property holds a sunny paved courtyard garden accessed by the archway by the front of the property. Decorated to a great standard throughout, the property is ready to love immediately! Oil fed central heating and UPVC double glazing is present throughout, as expected. EPC rating E, North Yorkshire council tax band B.



- Village Cottage
- Log Burning Stove
- Utility Room
- Paved Garden
- Modernised Throughout
- Kitchen Breakfast Room
- Good Sized Bedrooms
- Period Features Throughout

### General Information

Tenure: Freehold

Services: Oil central heating, mains electric, water and drainage.

Double glazing

Local Authority: North Yorkshire Council (Tax Banding B)

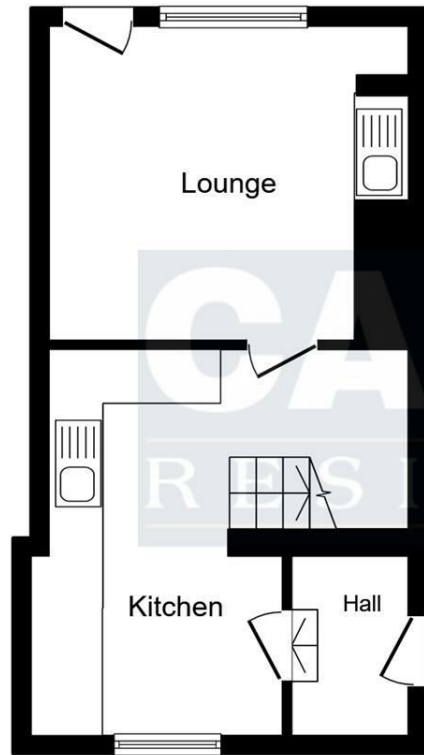
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### Property Size Reference

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)





Ground Floor



First Floor

Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	<div style="text-align: center;"> </div>
(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

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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