



Beautifully situated in a pretty, cobbled courtyard in Richmond Town center, this charming period cottage has the benefit of a small part of the courtyard area for al fresco dining and a privately owned parking space.

Small and perfectly formed, internally upon entry you will find a useful entrance hallway with storage cupboard, a generous lounge with feature fireplace, high ceilings with exposed beams, kitchen and double bedroom with built in storage and en suite shower room.

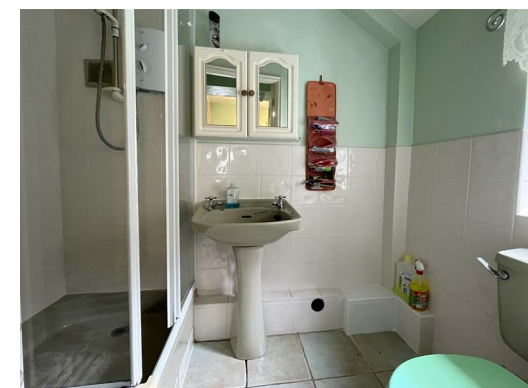
The property is double glazed and has electric central heating, clean and tidy the property is a comforting space which may benefit from some updating to make it truly special and individual.

It would make an ideal first home, second home or holiday let (which it has been previously) and is being sold with no onward chain which simplifies the buying process allowing for a smoother transition to your new home.

Located in the heart of Richmond, with its dog friendly cobbled streets and central market place offering a plethora of bars, cafes, restaurants and specialist individual retailers and its Norman Castle', being a popular tourist attraction, all while being a short journey away from the Yorkshire dales, the A1(m) motorway and the A66 opening up your travel or commuting options.

Viewings are via the agent.





- Town Centre Location
- Freehold
- Ideal Holiday Home
- Parking
- Double Glazing

Buyer Identification Charge

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.

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)

General Remarks

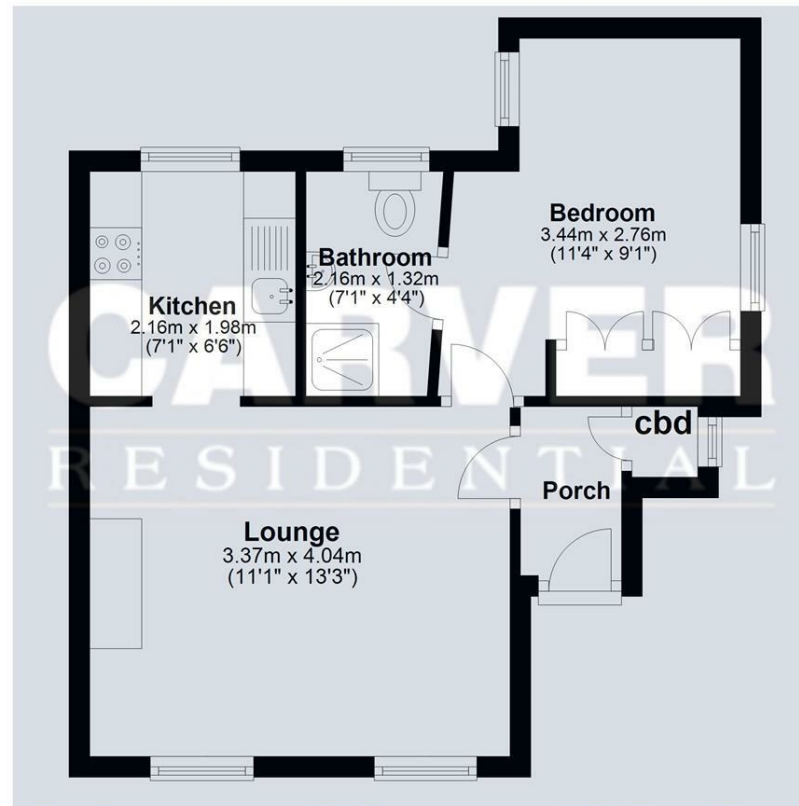
Tenure: Freehold

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

Local Authority: North Yorkshire Council (Tax Band A)

Ground Floor

Approx. 32.7 sq. metres (352.2 sq. feet)



Total area: approx. 32.7 sq. metres (352.2 sq. feet)

Sketch Plan: Not To Scale. For Illustrative Purposes Only. Created by HJ Cadplan Ltd.
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		53
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Property Size from EPC
344.00 sq ft

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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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UK
ALA
THE UK ASSOCIATION
OF LETTING AGENTS

14 Duke Street, Darlington
Co Durham, DL3 7AA
01325 357807
sales@carvergroup.co.uk

63 Dalton Way, Newton Aycliffe
Co Durham DL5 4NB
01325 320676
aycliffe@carvergroup.co.uk

41 Market Place, Richmond
North Yorkshire, DL10 4QL
01748 825317
richmond@carvergroup.co.uk

219 High Street, Northallerton
North Yorkshire DL7 8LW
01609 777710
northallerton@carvergroup.co.uk

www.carvergroup.co.uk