



# CARVERS

SALES & LETTINGS

Bank Yard  
Richmond, DL10 4QJ  
Price £175,000

Cottage



This quirky, characterful cottage in central Richmond is ideal as a first time purchase or investment property. Currently being used as a holiday let, Upside Down Cottage really is small but perfectly formed. Operating successfully as an air B+B property this property is an ideal addition to an investment portfolio also. Internal accommodation consists of an entrance hallway, ground floor bedroom and shower room whilst the first floor holds the living area with solid fuel fire and kitchen. Located a stone's throw from Richmond market square the property is ideally located to take advantage of Richmond's position in the heart of North Yorkshire. EPC rating to follow.



- Period Cottage
- Central Richmond Location
- Very Well Finished
- One Bedroom
- Ideal Holiday Let

### General Information

Tenure: Freehold

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

Local Authority: North Yorkshire Council

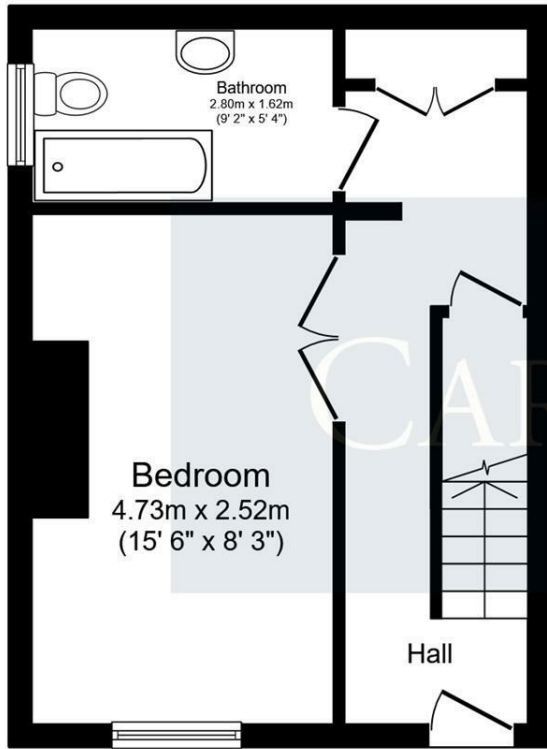
### Buyer Identification Checks

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.

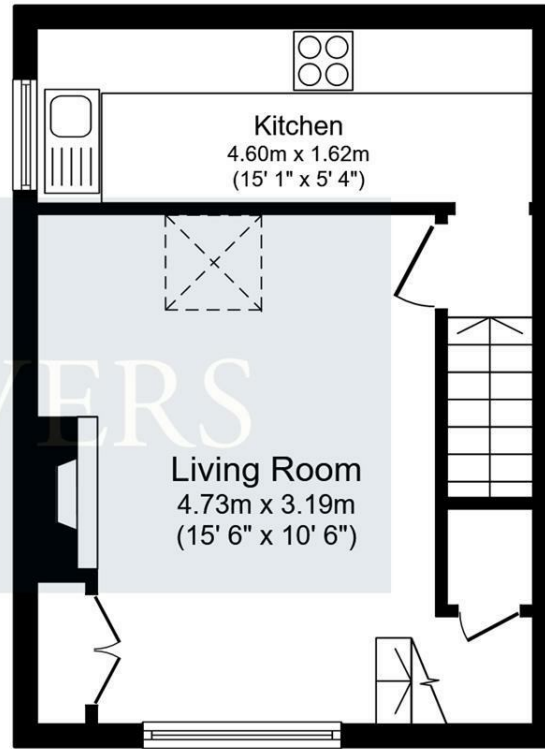
### Property Size Reference

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).

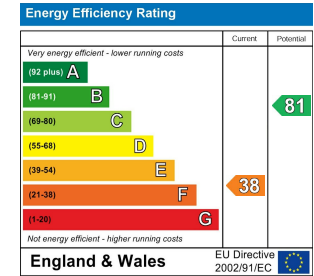




Ground Floor



First Floor



Property size taken from EPC  
721.00 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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