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Newsham  
Richmond, DL11 7QZ  
**Price £230,000**

Cottage  
3 Bedroom/s  
1 Bathroom/s

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**

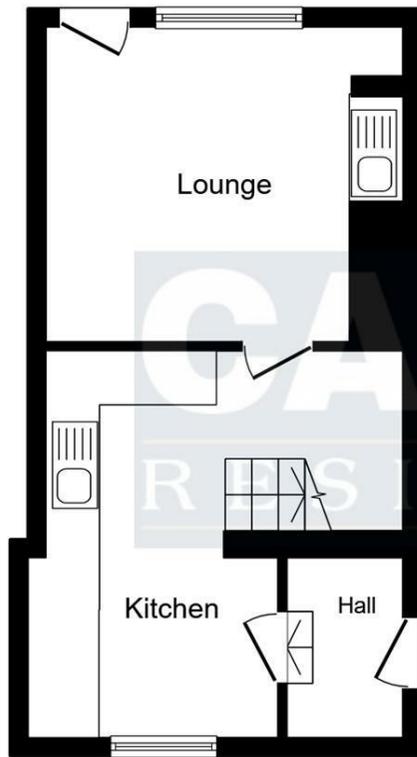
Tenure: Freehold  
 Services: Oil central heating, mains electric, water and drainage.  
 Double glazing  
 Local Authority: North Yorkshire Council (Tax Banding B)

**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)



Ground Floor



First Floor

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>95</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		<b>43</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  
850.00 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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MAB 6202



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