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Darlington Road  
Richmond, DL10 7AW  
**Price £230,000**

Cottage  
2 Bedroom/s  
1 Bathroom/s

This period cottage on Darlington Road, Richmond simply must be seen to be appreciated! Situated discretely but easily accessible this is a real hidden gem in open view. Internal accommodation consists of an entrance hallway, ground floor shower room which has been recently refitted, a wonderful living room with exposed chimney brickwork and solid fuel fire, kitchen breakfast room with feature fireplace and an expansive further reception room with a myriad of uses. A rear hallway and storm porch complete the ground floor accommodation. The first floor holds two double bedrooms each with storage solutions. Externally the property offers a stunning private garden hidden from the passing road. With period stonework and features throughout this wonderful home is much more than meets the eye at first glance and definitely worth an in-depth viewing. EPC rating E, North Yorkshire Council tax band C.





- Period Cottage
- Two Reception Rooms
- Two Double Bedrooms
- Modernised and Improved
- Kitchen Breakfast Room
- Private Garden

#### **Buyers Identification Checks**

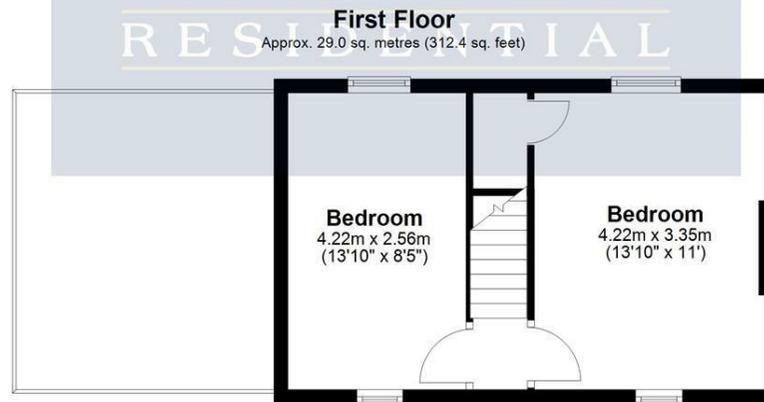
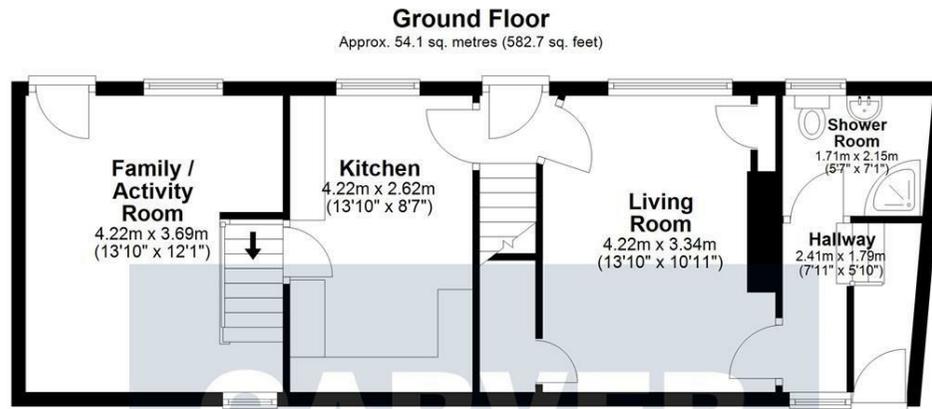
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#### **General Information**

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

#### **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)



Total area: approx. 83.2 sq. metres (895.1 sq. feet)  
**52 Darlington Road, Richmond**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>82</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		<b>47</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  
904.00 sq ft

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MAB 6202



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