



CARVERS

SALES & LETTINGS

Frenchgate

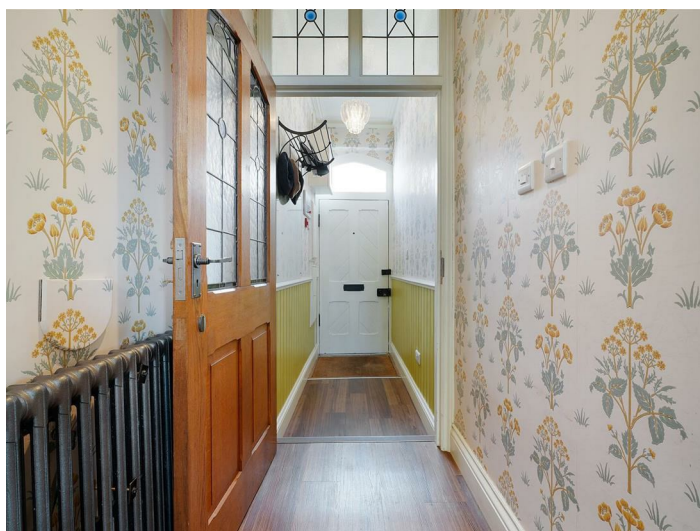
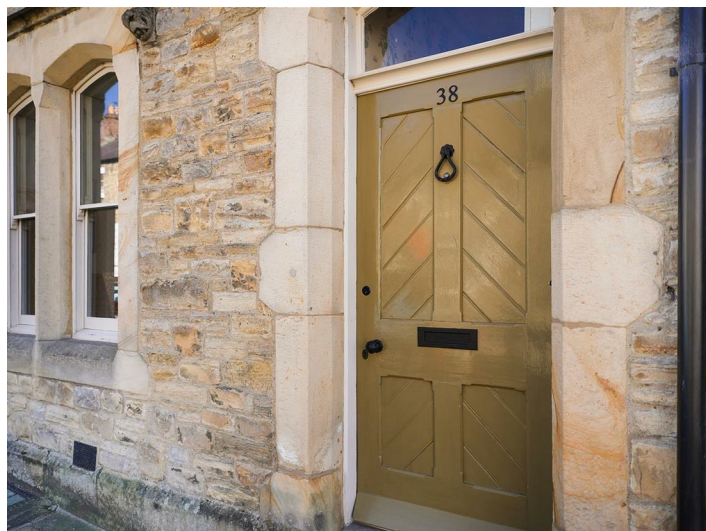
Richmond, DL10 7AG

Price £575,000

House - Townhouse



Welcome to Frenchgate, Richmond, a stunning period townhouse located in the very heart of the town offering character and class throughout with incredible views. On entering you are greeted with a wonderful mix of modern decor and period features, the property having been renovated to a great standard, ideal for modern family use. Internal accommodation consists of an entrance hallway leading to a modern kitchen with open plan living and dining area, a relaxing conservatory also occupies the ground floor. Upstairs, the first floor holds a double bedroom, cloakroom and a lovely spacious living room. The second floor holds a grand main suite with views from the rear windows, period beams and a well equipped en-suite bathroom. The lower ground floor to the property has been lovingly crafted to create two further double bedrooms, a shower room and utility area. Externally the property holds a large, multi level rear garden with paved, patio and garden areas aplenty, as well as views towards the river and valley below. Exquisitely finished with a great mix of features this property is sure to attract attention. EPC rating D, North Yorkshire Council tax band E.



- Period Central Richmond Townhouse
- Stunning Views
- Four Bedrooms
- Two Bathrooms
- Fully Modernised Throughout
- Four Floors of Accommodation
- Three Reception Rooms
- Extensive Gardens

General Information

Tenure: Freehold

Services: Mains gas, electric, water and drainage.

Local Authority: North Yorkshire Council (Tax Banding E)

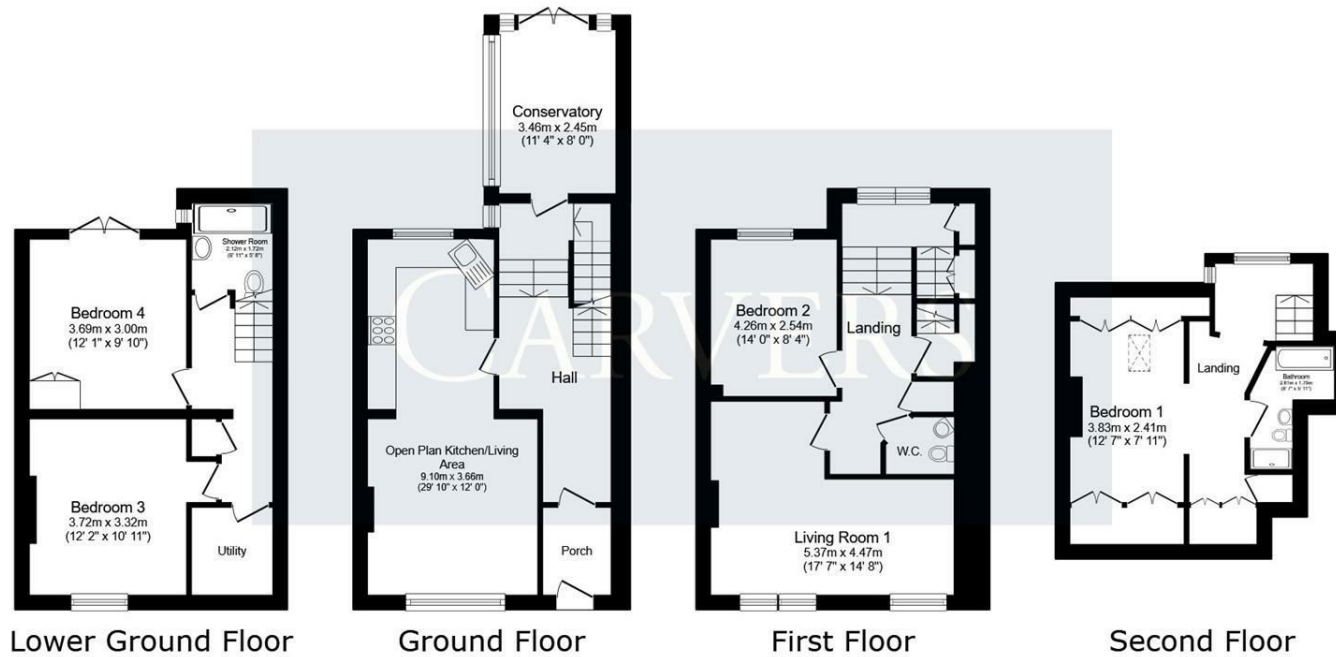
Buyer Identification Checks

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)





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

Property size taken from EPC
1926.73 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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 The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

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