



3 Welbury Court, Richmond

Offers in the region of £325,000

Forming part of this exclusive gated development, located off the cobbled street of Newbiggin, this most impressive property provides substantial, light filled living spaces which benefit from South facing views over Richmond, the Castle and mature woodland. Set over three floors, the open plan living area features a high vaulted ceiling and two sets of doors opening onto Juliette balconies, making the most of the views. There are three bedrooms, the master being ensuite and a large mezzanine level. Being offered to the market CHAIN FREE, an early inspection is strongly recommended!

Entrance Hall – Open Plan Living Area – Breakfast Kitchen – Three Bedrooms –
Ensuite Shower Room – Bathroom – Stunning Views Over Richmond.

21 Market Place, Richmond, North Yorkshire, DL10 4QG

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Entrance Lobby:

Accessed through a part glazed door and having stairs up the first floor where there is a radiator and a velux roof window.

Inner Hall:

Having a radiator and a large cloaks cupboard.

Open Plan Living Area:

7.28m x 4.46m

A fantastic, light filled room with a high vaulted ceiling, giving a real feeling of space.



There are two sets of doors opening onto Juliette balconies that have a South facing aspect and offer views of Richmond, The Castle Keep and surrounding woodland. The room offers the flexibility to provide a seating area and a space for dining.



Kitchen:

4.16m x 2.95m

Fitted with a range of wall and base units which are complimenting with granite worksurfaces. There is an electric cooker, a microwave, a fridge freezer, a dishwasher and a microwave oven. Two double glazed windows look to the front and side of the property and there is space for a breakfast table.



Bathroom:

2.10m x 2.00m

Fitted with a white suite that comprises a bath with a mixer tap shower over, a WC and a wash hand basin. There is a radiator and a vanity unit that provides storage.



Bedroom:

3.87m x 3.55m

A double bedroom with a radiator and a double glazed window.

Bedroom:

3.05m x 2.75m

A double bedroom with a radiator and a double glazed window.

First Floor Mezzanine:

8.41m x 3.59m

A large mezzanine floor that overlooks the main living area and gives the flexibility to be used in a number of ways.



There is a double glazed window to the rear and a second to the side giving views of Culloden Tower.

**Master Suite:**

6.24m x 3.57m

The large master suite comprises a double bedroom and a large ensuite shower room. The bedroom has fitted wardrobes, a TV point, a radiator and two double glazed windows with views over rooftops.

The Ensuite has a large shower cubicle, a WC and a wash hand basin.

Additional Information

The postcode is DL10 4DL and the Council Tax Band is D.

The Baxi gas central heating boiler is located in the kitchen.

The property is Leasehold, subject to a 999 year lease dated 1st January 2006.

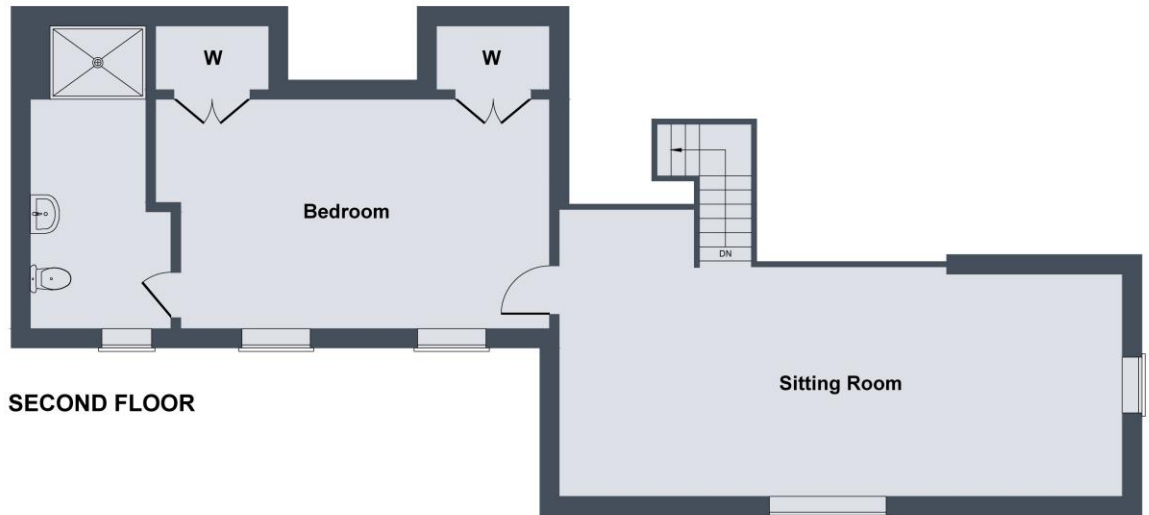
There is a clause in the lease restricting the use of the property as a commercial holiday let.

There is a management fee of £13 payable every 4 years, to cover the cost of the Companies House Fee.

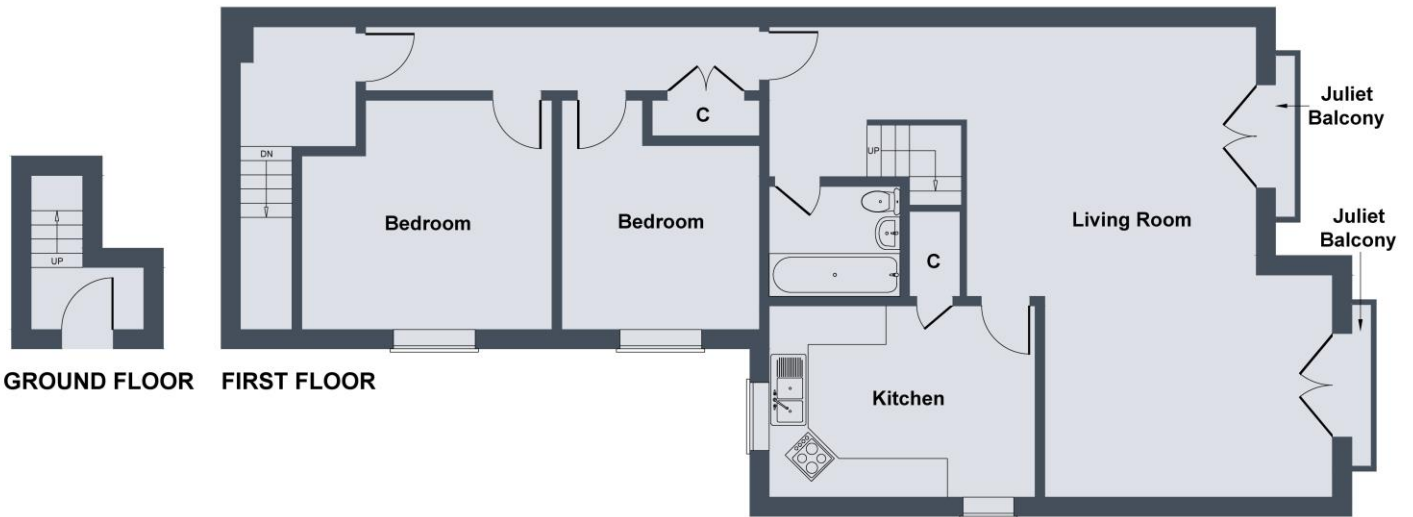
The maintenance cost of the outside communal areas is arranged between the Owners on an adhoc basis.

Please note the stairlift at the property is included in the sale and will not be removed by the current owner.

3 Wellbury Court, Newbiggin, Richmond



SECOND FLOOR



GROUND FLOOR FIRST FLOOR

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2021

Viewing Arrangements - by appointment with Irvings Property Ltd

Property Misdescriptions Act 1991 - PLEASE NOTE CAREFULLY

These particulars have been prepared for guidance only. We have not carried out a detailed survey, nor tested the services, appliances or specific fittings. Floor plans are not drawn to scale unless stated, measurements and distances are approximate only. Do not rely on them for carpets and furnishings. Photographs are not necessarily current and you should not assume that contents shown are included in the sale.