



51 BARGATE RICHMOND, NORTH YORKSHIRE, DL10 4QY

A WELL PRESENTED DECEPTIVELY SPACIOUS GRADE II LISTED COTTAGE OF CHARACTER CONVENIENTLY LOCATED FOR THE MARKET PLACE.

Entrance Porch, Lounge, Sitting Room, Kitchen/Dining Room, Utility Room, Downstairs Shower Room/WC, 2 Bedrooms, First Floor Bathroom/WC, Rear Garden, Residents Permit Parking available on Bargate, Gas Fired Central Heating. NO FORWARD CHAIN. EER D58. Council Tax Band C.

Offers Over £250,000





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Accommodation comprises:

ENTRANCE PORCH

Ceramic tiled floor, meter cupboard. Entrance door to front. Door to Kitchen/Dining Room. Internal window to Kitchen.

KITCHEN/DINING ROOM

4.31m x 4.04m (14'2" x 13'3") (maximum measurements). Beamed ceiling, ceiling halogens, painted pine panelled wall, stainless steel single drainer sink unit with mixer tap, laminate work surfaces, cream cupboards, a two oven gas fired Aga with matching Aga module consisting of two electric ovens and gas hobs set within a tiled recess with ceiling halogens, extractor fan and exposed brick feature wall, built in fridge/freezer, built in dishwasher, fitted book shelves, telephone point, radiator, walk in pantry, stained floor boards. Bow window to front. Doors to Lounge and Entrance Porch.

LOUNGE

6.57m x 2.65m (21'7" x 8'8") (maximum depth). Beamed ceiling, ceiling halogens and spotlights, feature cast iron surround fireplace with coal effect

fire, fitted book shelves, built in cupboard, radiator, understairs storage cupboard. Window to side. Doors to Kitchen/Dining Room and Sitting Room. Staircase to first floor.

SITTING ROOM

5.00m x 3.17m (16'5" x 10'5"). Beamed ceiling, ceiling spotlight, feature cast iron surround fireplace with decorated tiles and coal effect fire, television point, fitted bookshelves with cupboard below, access hatch to boarded loft space accessed via ladder. Double glazed bay window to rear (fitted 2 years ago). Doors to Lounge and Utility Room.

UTILITY ROOM

1.52m x 1.96m (5'0 x 6'5"). Ceramic tiled floor, wall mounted gas fired Worcester combi boiler, laminate work surface, plumbing for washing machine, fridge/freezer space, fitted shelves, radiator, access to boarded loft storage space over Sitting Room. Double glazed velux window. Entrance door to Rear Garden. Doors to Sitting Room and Shower Room.



SHOWER ROOM/WC

Ceramic tiled floor, tiled walls, wash hand basin, low level WC, shower cubicle, radiator. Double glazed velux window. Door to Utility Room.

First Floor

LANDING

Built in shelved cupboard. Window to stairwell. Access to loft space. Doors to Bedroom 1, Bedroom 2 and Bathroom/WC.

BEDROOM 1

4.27m x 3.11m (14'0" x 10'2"). (maximum depth). Beamed ceiling, ceiling spotlights, television point, telephone point, built in wardrobes, radiator, access to loft space. Bay window to front. Door to Landing.

BEDROOM 2

3.05m x 2.74m (10'0" x 9'0"). Exposed natural stone wall, telephone point, television point, radiator. Window to side. Door to Landing.

BATHROOM/WC

Half tiled walls, wash hand basin in vanity unit with cupboard below, panelled bath, low level WC, radiator. Window to side. Door to Landing.

Outside

WEST FACING REAR GARDEN

Block paved patio area, well stocked flower beds, storage bunkers, outside security light, cold water tap.

PARKING ARRANGEMENT ON BARGATE

Residents can apply to North Yorkshire County Council for an annual permit currently costing £30 per annum.

LISTING DESCRIPTION

No 47 includes former No k9. C18-C19. Range of rubble built cottages of two storeys, roughcast. Stone slate roof with kneelers. Two rendered and one brick stack. Three windows, modern casement to No 47 with brick arch. Former No 49 has a hung sash window with glazing bars, wood lintel. No 51 has one modern oriel on each floor and modern door. Ground floor of No 47 has small rectangular oriel in old opening. Door of six panels, two glass. One hung sash with glazing bars to former No 49, brick arch. Plain door.

GENERAL INFORMATION

Viewing - By appointment with Norman F. Brown.

Tenure - We understand that the property is Freehold, although we have not verified this by sight of the Title Deeds.

Local Authorities - Richmondshire District Council -
Tel: (01748) 829100.
North Yorkshire County Council -
Tel: (01609) 780780.

Property Reference - 13393

Particulars Prepared - May 2021

IMPORTANT NOTICE

These particulars have been produced in good faith to give an overall view of the property. If any points are particularly relevant to your interest, please ask for further information or verification, particularly if you are considering travelling some distance to view the property.

All interested parties should note:

- i. The particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute an offer or contract or any part thereof.
- ii. All measurements, areas or distances are given only as a guide and should not be relied upon as fact.
- iii. The exterior photograph(s) may have been taken from a vantage point other than the front street level. It should not be assumed that any contents/furnishings/furniture etc. are included in the sale nor that the property remains as displayed in the photographs.
- iv. Services or any appliances referred to have not been tested and cannot be verified as being in working order. Prospective buyers should obtain their own verification.

FREE MARKET APPRAISAL

We will be pleased to provide an unbiased and professional market appraisal of your property without obligation, if you are thinking of selling.

SURVEY & VALUATION

A range of valuation/survey services is available for all property transactions including sale, purchase, mortgage, probate etc.

FREE IMPARTIAL MORTGAGE ADVICE

CALL TODAY TO ARRANGE YOUR APPOINTMENT

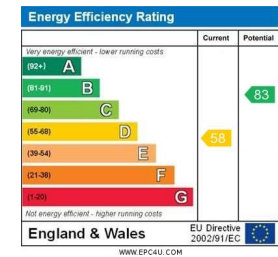
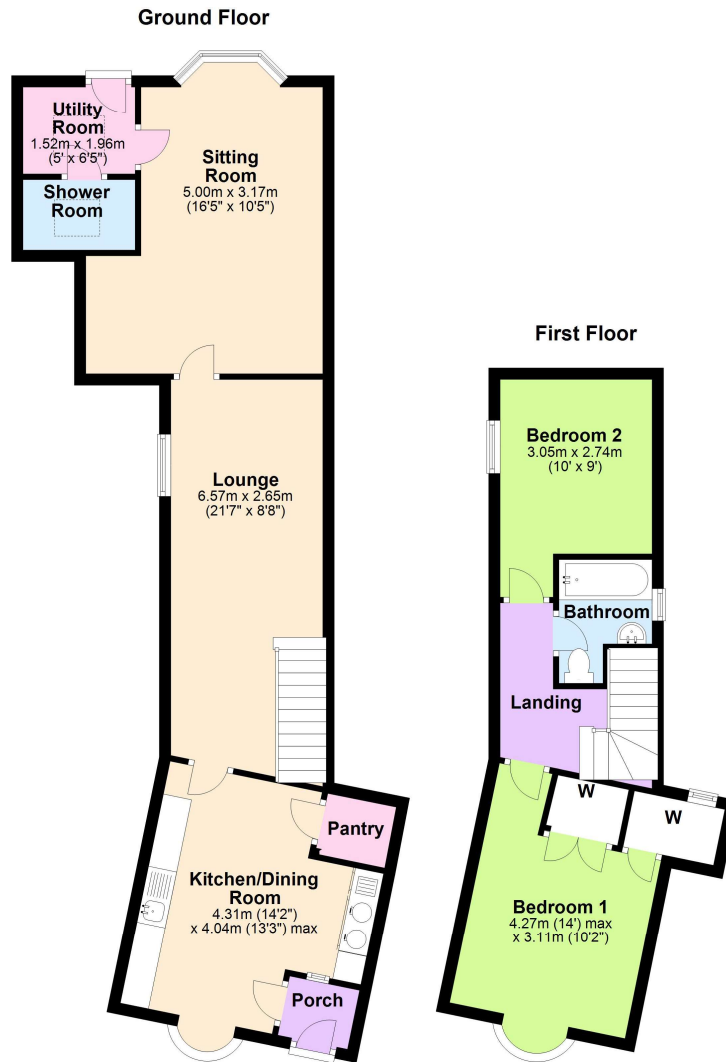
Mortgage Referral Arrangement

In accordance with Compliance with the Consumer Protection from Unfair Trading Regulations 2008, we declare that we routinely refer potential purchasers to L&C (London & Country Mortgages Ltd) for fee free mortgage advice. It is your decision whether you choose to deal with L&C. Should you decide to use L&C you should know that we would receive a referral fee of 25% of any payment they receive from lenders and insurers for the services they provide to you.

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT

A life assurance policy may be required. Written quotation available upon request.





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