



## 2 Carters Yard, Richmond

Offers in the region of £169,500

Sitting in a quiet location in a private yard off Newbiggin, this stone built cottage offers quaint, characterful living spaces set over three floors. The property is Grade II listed and built around 1870, it is in an old row of workers cottages. To the ground floor there is a modern kitchen, the first floor has a living room, with the second floor having two bedrooms and a bathroom. Nicely presented throughout, it will appeal to a range of buyers including those wanting a bolt hole close to the Market Place. Being offered CHAIN FREE. An early inspection is strongly advised!

Kitchen – Living Room – Two Bedrooms - Bathroom

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

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### **Kitchen:**

3.28m x 3.43m

Accessed from the shared entrance path through a timber door, the kitchen is fitted with a range of cream wall and base units with butchers block effect counter tops.



Integrated into the units are a Bosch electric hob and oven with an extractor over and an under counter fridge. There is a Belfast style sink, a large understairs cupboard and a Yorkshire sliding sash window to the front of the property.



### **Living Room:**

3.50m x 2.33m

With an exposed beam, a radiator, a TV point and a sliding sash window to the front of the property.



### **Second Floor Landing:**

Having a window to the side with views over Billy Banks Woods, an airing cupboard and a roof window.

### **Bedroom:**

3.41m x 2.57m

With a built in wardrobe, a radiator and a Yorkshire sliding sash window with a pleasant outlook to the front.



### **Bedroom:**

3.83m x 2.10m

With a radiator, loft access, an exposed beam and a Yorkshire sliding sash window.



**Bathroom:**

2.32m x 1.24m

Fitted with a modern white suite that comprises a roll top bath, a WC and a wash hand basin. There is an exposed beam and a Yorkshire sliding sash window.



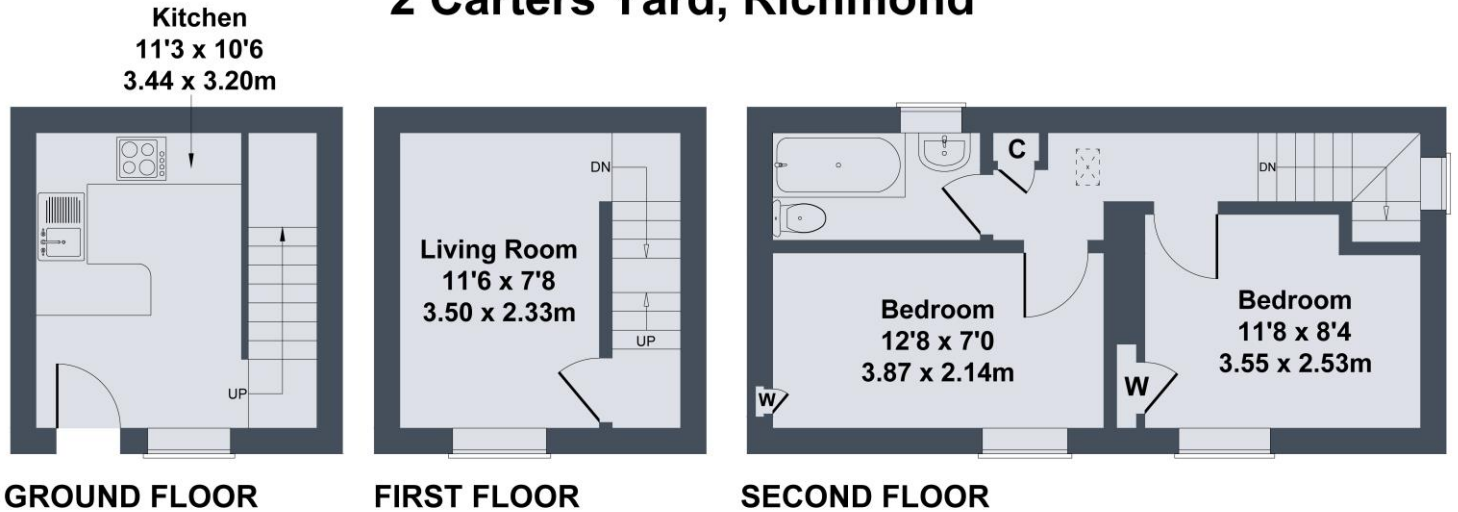
**Additional Information:**

The postcode is DL10 4DY and the Council Tax Band is A.

The Worcester gas fired boiler is located in the kitchen.

The property is Leasehold and is subject to a 10,000 year Lease dated 23 August 1870.

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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.