



35a Market Place, Richmond

Offers in the Region of £185,000

Positioned on the edge of the Market Place and having views of the Castle and Culloden Tower, this very spacious Grade II Listed property offers a flexible and versatile layout that will appeal to a range of buyers. Perfect as an investment property, bolt hole or holiday cottage, it features a living room, a kitchen, and three double bedrooms all with ensuite facilities. Being offered CHAIN FREE, an early inspection is strongly recommended!

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

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Entrance Lobby:

Accessed through a timber door that is approached through an archway on New Road. It has a storage cupboard and stairs to the first floor. The first floor landing has a radiator and a feature window with timber shutters and a view of the Castle.

Bedroom:

3.48m x 2.43m

A double bedroom with a radiator and a sliding sash window with a window seat and Castle view.



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

Second Floor Landing:

With stairs to the upper floors.

Living Room:

4.46m x 3.31m

A generous room having a radiator, a TV point, a modern style electric fire and a storage cupboard. The sliding sash window has a view of the Castle.



Third Floor Landing:

Having a radiator and a feature window with a view of the Castle.

Kitchen:

4.79m x 2.72m

Fitted with a range of modern, cream coloured units with complimenting countertops. Integrated into the units are a gas hob and an electric oven with an extractor over.



There is plumbing for a washing machine, a “Rangemaster” fridge freezer and a sliding sash window with seat and a view of the Castle.



Fourth Floor Landing:

With stairs to upper floor.

Bedroom:

4.70m x 2.65m

A double bedroom with a radiator, two built in wardrobes and a sliding sash window with a view of the Castle.



The **Ensuite** has a bath with a shower over, a WC and a wash hand basin.



Fifth Floor Landing:

With loft access and a cupboard with hanging rail.

Bedroom:

3.47m x 2.70m

A double bedroom with a radiator and sliding sash window with a view over the rooftops to Culloden Tower.



The **Ensuite** has a bath with a shower over, a WC and a wash hand basin.



Additional Information

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

The property has gas central heating, with the Potterton boiler being located in the kitchen.

The Property is Grade II Listed and is Leasehold. Lease details to be confirmed.



Floorplan

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GROUND FLOOR

FIRST FLOOR

SECOND FLOOR

THIRD 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. 2022

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.