



## 20b Newbiggin, Richmond

Offers in the region of £140,000

Located on Newbiggin, a highly regarded tree lined road close to the Market Place, this nicely presented second floor flat will appeal to a variety of buyers. The spacious flat comprises a living room with space for a dining table, two double bedrooms, a kitchen and a bathroom. Externally the property has a garage. An early inspection is recommended.

Entrance Hall – Living Room – Kitchen – Two Double Bedrooms – Shower Room - Garage

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

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## **Entrance Hall**

Accessed from the communal stairwell via a timber door, the hallway has two radiators, a storage cupboard, a cupboard with plumbing for a washing machine and loft access.

## **Living Room:**

6.00m x 3.43m

A generous room which provides space for a relaxed seating area and a dining table.



There are two sliding sash windows to the front of the property, a TV point and two radiators.

## **Kitchen:**

2.84m x 2.16m

Fitted with a range of units with an integrated oven, hob and extractor. There is a recess for a fridge freezer, a radiator and a sliding sash window overlooking Newbiggin.



## **Bedroom:**

4.04m x 2.77m

A double bedroom which has a built in wardrobe, a TV point, a radiator and a upvc double glazed window to the rear of the building.



## **Bedroom:**

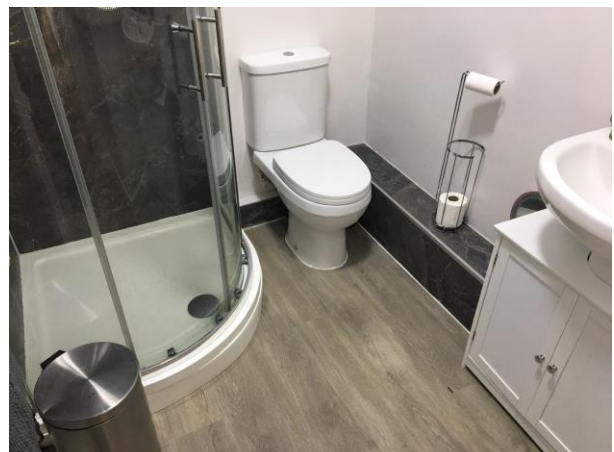
4.23m x 2.51m

A double bedroom with a radiator, a built in wardrobe and a upvc double glazed window.

## **Bathroom:**

1.89m x 1.70m

Fitted with a matching white suite which comprises a bath with a Mira electric shower over, a WC, a wash hand basin and a radiator.



### **Externally**

To the rear of the property, there is a garage in a block. It has a white up and over door. There is also an external store belonging to the property.



### **Additional Information**

The postcode is DL10 4DT and the Council Tax Band is B.

The Worcester gas fired central heating boiler is located in the entrance hall.

There is residents permit parking available on Newbiggin. Details via Richmondshire District Council.

We are advised that the tenure is Leasehold, subject to a 125 year lease dated 15th May 1989.

There is an annual service charge of approximately £198.00 which includes Buildings Insurance and Ground Rent. For the year 2022/23 however, this was £1,000 which included scheduled works to the roof and decoration of the communal area.

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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.

Produced by Potterplans Ltd. 2023

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.