



## 9 Victoria Road, Richmond

Offers in the Region of £192,500

**REDUCED FOR A QUICK SALE TO INCLUDE ALL FIXTURES AND FITTINGS**

Conveniently located a short walk into the Market Place, this most impressive cottage has been fully refurbished to a very high standard, resulting in a fantastic property that will appeal to a range of buyers. To the ground floor there are two bedrooms, with the first floor having a bedroom and a well appointed bathroom. The second floor provides a large open plan living area with views over Richmondshire Cricket Club. Externally there is a parking area. Being offered to the market **CHAIN FREE**, an early inspection is strongly recommended!

Entrance Hall – Downstairs WC – Three Bedrooms – Luxury Main Bathroom – Large Open Plan Kitchen Diner Living Area – Parking to the Rear – Views Over The Cricket Club

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

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## **Entrance Hallway:**

Accessed through an anthracite composite door, the hallway has stairs to the first floor. The cloakroom has a WC and a wash hand basin.

## **Bedroom:**

4.27m x 3.15m

A double bedroom with windows to the side and front of the property and a radiator.



## **Bedroom/Study:**

2.51m x 3.34m

A single bedroom with a window to the side of the property, a radiator and a cupboard which houses the gas central heating boiler.



## **Bedroom:**

4.40m x 3.01m

A double bedroom with windows to the side and front of the property, a radiator, a cupboard and eaves storage.



## **Bathroom:**

4.21m x 1.81m

A well appointed bathroom which has a luxury feel, comprising a freestanding slipper bath, a large shower cubicle, a sink unit with a mixer tap, a toilet and a radiator.



The window overlooks the Cricket Club.



### **Open Plan Living Area**

5.76m x 4.34m

An open plan space with a contemporary feel, covering the entire top floor of the property. This room has the benefit of five windows which provide a dual aspect, the front window gives a perfect view of the Cricket field.



The kitchen is comprised of a range of white wall and base units with a grey countertop, integrated is an oven, induction hob with extractor over and a dishwasher.



There is ample space for a dining table making this room perfect for entertaining.



### **External**

The property sits in an ideal location for the Town Centre, with the benefit of off road parking to the rear.

### **Additional Information**

The postcode is DL10 4DW and the Council Tax Band is

The gas central heating boiler is located in the single bedroom on the ground floor.

All furnishings are available by separate negotiation.





## Floorplan

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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.