



26 The Green, Richmond

Offers in the region of £285,000

Located in this highly regarded and very popular Conservation Area, this two bedroomed double fronted character cottage will appeal to a variety of buyers. Beautifully presented, improved by the Current Owners and retaining the character feel, the Grade II Listed cottage features a living room with a log burner and breakfast kitchen to the ground floor, whilst to the first floor are two double bedrooms and a bathroom. Externally the property has a private patio garden.

Entrance Lobby – Living Room – Breakfast Kitchen – Cloakroom - Two Bedrooms – Bathroom –
Patio Garden.

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

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Entrance Lobby:

With a glazed entrance door and stairs to the first floor.

Living Room:

4.08m x 4.06m

Full of character, the living room has exposed beams, a radiator and a window overlooking The Green.



The central focus of the room is the impressive fireplace which has the benefit of a log burning stove.



Breakfast Kitchen:

4.16m x 2.91m

With space for a breakfast table, the kitchen is fitted with a range of cream units with complementing worksurfaces.



There is a gas cooker with an extractor over, space for a fridge freezer, plumbing for a dishwasher, a useful larder cupboard and a window to the rear of the property. The window to the front of the property overlooks The Green.



Rear Lobby:

With a door to the patio.

Cloakroom:

Fitted with a WC, a wash hand basin and having a window to the rear.

Bedroom 1:

4.13m x 4.04m

A double bedroom with a radiator and a window overlooking The Green.



Bedroom 2:
3.85m x 2.57m

A double bedroom with a radiator, a recessed wardrobe area and a window overlooking The Green.



Bathroom:
2.75m x 1.49m

The very well appointed shower room is fitted with a WC, a wash hand basin unit and a large shower enclosure with a dual headed shower. There are white metro tiles, stylish patterned tiled flooring and a heated towel rail. The plumbing for the washing machine is located in the bathroom.



External

The property sits back from the road behind a low maintenance South facing forecourt, an ideal area for sitting and watching the world go by!

The private patio to the side of the property has a mature hedge and a small shed.



Additional Information

The postcode is DL10 4RG and the Council Tax Band is C.

The Worcester gas central heating boiler is located in the bathroom.

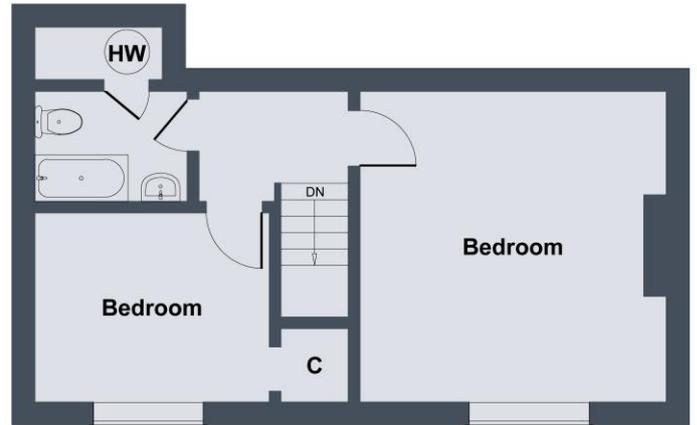
The property has the benefit of double glazed windows throughout, fast fibre broadband and is Grade II Listed.



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GROUND FLOOR



FIRST 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.