



4 Craven Court, Richmond

Offers in the Region of £460,000

Located in this quiet courtyard setting, convenient for the Town Centre and with breathtaking views over Richmond Castle and beyond, this spacious 4/5 bed roomed, semi-detached property has well planned living spaces set over three floors. To the lower ground floor there is a kitchen diner, dining room, study and a cloakroom, with the ground floor having a large living room with a South facing terrace and a bedroom. The first floor has three bedrooms and a family bathroom. Externally there is driveway parking, a garage and a terraced garden. An early inspection is strongly recommended.

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

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Ground Floor

Entrance Hallway:

4.01m x 3.63m

The welcoming hallway is accessed through a part glazed timber door, there is space to hang coats and access to the living room and stairs to the first floor and lower ground floor.

Lounge:

7.42m x 3.89m

This bright, spacious lounge offers both window and double patio doors with access to the rear south facing upper terrace and commanding spectacular views across Richmond to the iconic Norman Castle to one side and Culloden Tower on the other. There are two radiators and a feature Portuguese marble fireplace with gas connection (currently capped off). Television point and wall lights. Access to the Master Bedroom.



Master Bedroom:

3.86m x 3.66m

A double bedroom with a radiator and a window to the rear of the property. Fitted is a hand basin in a vanity unit and a cubicle with an electric shower.

Boiler Room:

2.18m x 1.68m

External access to the boiler room housing mains gas boiler and store with ample storage space.



Lower Ground Floor

Kitchen/Breakfast Room

4.78m x 6.20m

A spacious bright double aspect room with windows to rear and side of property and a door to rear of property and garden. Part carpeted with two radiators, the kitchen is fitted with a range of cream base and wall units, neutral tiled splashback, Integrated Electric Neff double oven and gas hob with extractor hood over. Franke compact 1.5 sink with draining board. There is a nook for a standard size fridge freezer, and space and plumbing for dishwasher and washing machine. The breakfast area provides space for casual dining. There is ample recessed and under unit lighting with a custom built stained glass Tiffany style pendant lamp.



Study/Bedroom 5:

3.86m x 3.48m

This versatile room lends itself to a variety of uses, Currently used as a cosy home office, it could also be a playroom , home cinema or 5th bedroom . It has a radiator, door to hallway and double doors to the dining room.



Dining Room:

3.43m 6.20m

This bright and spacious room provides a great space for more formal dining , with a cosy snug at one end . It offers two radiators, a tv point, wall lights and double patio doors leading to the south facing deck, garden and beautiful views. Externally there is an electric remote control awning to provide shade.



Cloakroom:

0.91m x 1.93m

With a Wc and a wash basin set in vanity unit with obscure glass window to side of property

Large Walk-in Cupboard

3.51m x 1.52m

This useful space is ideal for pantry or large storage space with power and lighting

First Floor

Bathroom:

2.39m x 1.68m

Fully tiled, with a radiator and electric towel rail. A panelled bath with a Mira electric power shower

over the bath & with a folding glass screen, WC, wash hand basin and shaving point. An obscure glass window to the side of the property.

Landing:

With access to the part boarded loft space via a pull-down ladder, a door to the cylinder cupboard and a window to the side of the property.

Bedroom 2:

3.86m x 3.71m

Double bedroom with radiator, double fitted wardrobes, Velux window to rear of property, ceiling light.



Bedroom 3:

3.51m x 3.20m

Double bedroom with range of fitted wardrobes, dressing table, bedside table and vanity unit with wash basin. Radiator and Velux window to rear of property, ceiling light.

Bedroom 4:

3.86m x 2.29m

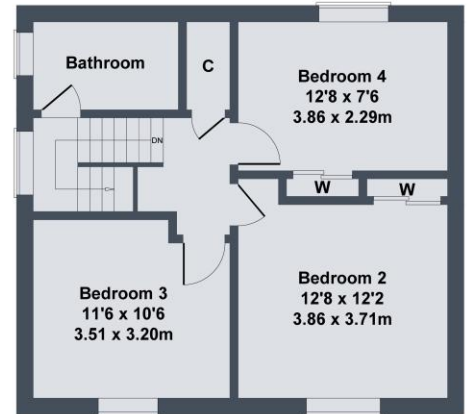
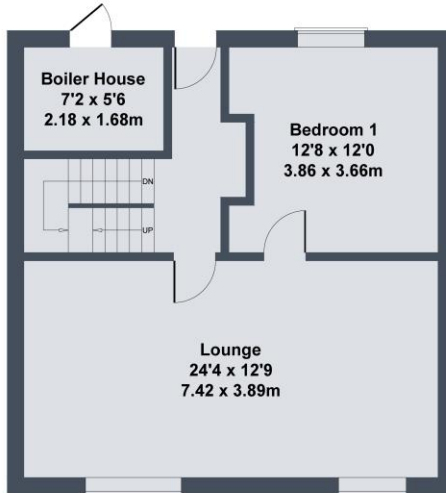
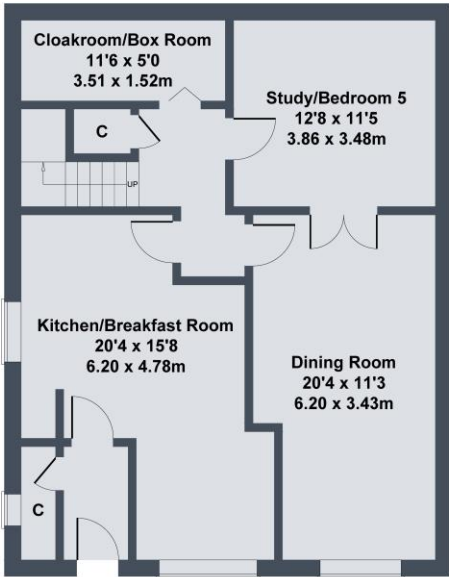
Single bedroom with a fitted wardrobe, ceiling light, radiator and a window to front.

External:

The South facing rear garden features a decked area providing views into the distance, the below area is landscaped with mature shrubs and flower boarders. The property has the benefit of a garage & parking for one car. The Postcode is DL10 4RZ, the Council Tax Band is E.



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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. 2024

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.