



## 15 New Road, Richmond

Offers in the Region of £215,000

Sitting a stones throw from the Market Place, this beautifully presented Grade II Listed period cottage has been upgraded by the current owner resulting in a character cottage that will appeal to a range of buyers. Set over three floors, the versatile layout features a living room and a dining kitchen to the ground floor, a sitting room/bedroom to the first floor and a bedroom and bathroom to the second floor. Externally there is a South facing courtyard garden. An early inspection is strongly recommended!

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

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## **Living Room:**

The lovely living room is accessed through a timber door and features a sliding sash window to the front of the property.



There are exposed ceiling beams, a fireplace recess, under stairs storage, two radiators and stairs to the upper floors.



## **Dining Kitchen:**

With ample space for a table, the kitchen is fitted with a range of 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 and dishwasher, space for a fridge freezer, a radiator, a feature stone wall and a upvc double glazed window.



A glazed door opens out to the courtyard garden.



## **Sitting Room/Bedroom:**

The first floor comprises a versatile room that is currently used as a relaxing sitting room, but could also be a double bedroom.



There are exposed ceiling beams, two radiators, a TV point, a storage cupboard and two double glazed sliding sash windows to the front of the cottage.



### **Second Floor Landing:**

With useful storage cupboards.

### **Bedroom:**

A double bedroom with fitted wardrobes, a radiator, an exposed roof truss and two double glazed sliding sash windows to the front of the cottage.



### **Bathroom:**

Fitted with a white suite that comprises a bath with a shower attachment, a wash hand basin and a WC with a view! There is a heated towel rail and a double glazed window with a view of Culloden Tower and Billy Banks Woods.



### **External**

To the rear of the cottage there is a lovely South facing courtyard patio garden providing the ideal space for relaxing.



### **Additional Information**

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

The Baxi gas central heating boiler is located in the kitchen.

The adjacent property has a right of way over the courtyard to access a store.

There is on street parking available next to the property.

The property is Grade II Listed.



## 15 New Road, Richmond, DL10 4QS



### 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.