



# 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.

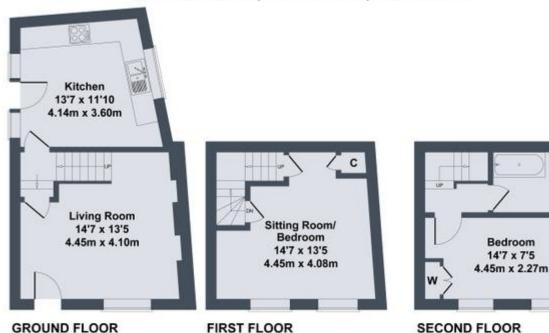
There is on street parking available next to the property.

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.



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