



## Hillcroft Cottage, 3 Gallowgate, Richmond

Offers in the Region of £160,000

Conveniently positioned a short walk into the Market Place, Hillcroft Cottage is a characterful Grade II Listed two bedroomed cottage that will certainly appeal to a range of buyers. To the ground floor there are two bedrooms, with the first floor having a large living room, a fitted kitchen and a bathroom. Externally there is a patio garden. Being offered to the market CHAIN FREE, an early inspection is strongly recommended.

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

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## **Entrance Hall:**

Accessed through a timber door, the hallway has an under stairs storage cupboard, a radiator, a double glazed window and stairs to the first floor.

## **Bedroom 1:**

3.66m x 2.90m

With a radiator and a double glazed window to the rear of the property.



## **Bedroom 2:**

4.87m x 1.83m

With a radiator and two windows to the front of the property. The large window has secondary glazing to improve energy efficiency and sound proofing.



## **First Floor Landing:**

With loft access.

## **Living Room:**

4.88m x 4.80m

A generous living room which also provides ample space for dining.



There is a radiator, a TV point, two sliding sash windows to the front of the property with secondary glazing for energy efficiency and sound insulation. There is also a window to the rear.



## **Kitchen:**

3.66m x 1.46m

Fitted with a range of wall and base units with complimenting countertops. Integrated into the units are an electric oven and hob, a dishwasher and a fridge.



There is a washing machine, a radiator and a window to the rear of the property.



The property has the benefit of gas central heating. The Worcester Bosch boiler is located in the kitchen.

The furniture can be included in the sale if required.

The cottage is Grade II Listed.

There is free parking on Frenchgate and Pottergate both of which are a minutes walk away.

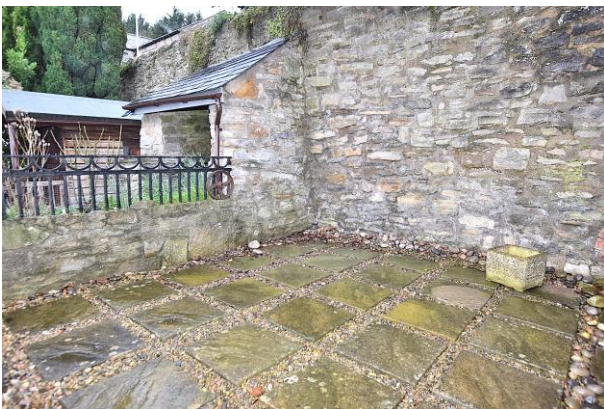
### **Bathroom:**

Fitted with a bath with an electric shower over, a WC and a wash hand basin. There is a window, a radiator and an airing cupboard.



### **External**

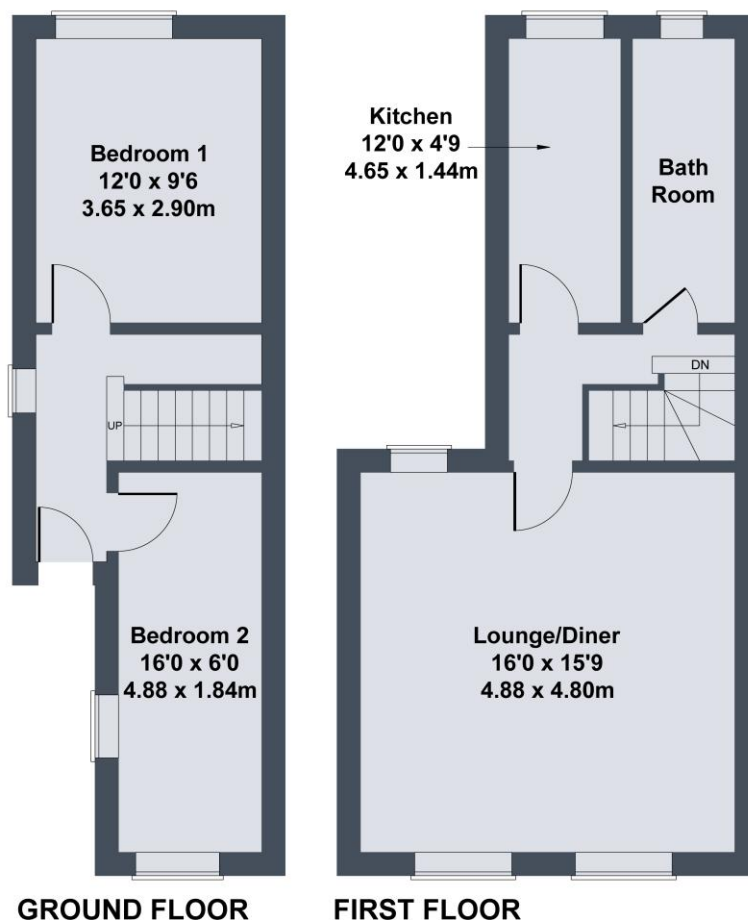
To the rear of the property there is a patio garden providing a quiet space for relaxing.



### **Additional Information**

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

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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. 2026

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.