



## 12 Wellington Place, Richmond

Offers in the Region of £300,000

Conveniently positioned for the Town Centre, this detached stone built cottage offers generous and well planned living spaces with the benefit of driveway parking and a garage. To the ground floor there is a living room with fireplace, a dining room, a dining kitchen and a utility room with the first floor having two double bedrooms and a bathroom. Externally there is a South facing gravelled courtyard and a garage. Being offered CHAIN FREE, an early inspection is strongly recommended!

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

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## **Entrance Lobby:**

Accessed through a timber glazed door and having stairs to the first floor.

There is space for a fridge freezer, plumbing for a dishwasher and a double glazed sliding sash window.

## **Living Room:**

A triple aspect living room with double glazed sliding sash windows to the front, rear and side of the property. There is a TV point, two radiators and an impressive fireplace with an ornate surround and stone hearth.



## **Utility:**

With a storage unit, worksurface, plumbing for a washing machine, a door to the garage and a door to the side of the property.

## **First Floor Landing:**

With a radiator and a double glazed sliding sash window.

## **Dining Room:**

With ample space for family dining, there are two radiators, a TV point, featured recessed shelving and a double glazed sliding sash window.



## **Bedroom 1:**

A dual aspect double bedroom having double glazed sliding sash windows to the front and rear of the property. There is a TV point and two radiators.



## **Dining Kitchen:**

With space for a table, the kitchen is fitted with a range of wall and base units with complementing countertops. Integrated into the units are a gas hob and an electric oven with an extractor over.



**Bedroom 2:**

A double bedroom with a double glazed sliding sash window, a TV point, a radiator and loft access.

**Bathroom:**

Fitted with a white suite that comprises a bath with a Mira shower over, a WC and a wash hand basin. There is a heated towel rail and a double glazed sliding sash window.

**External**

To the front of the property there is a South facing walled courtyard that provides off street parking and space for seating.

There is a useful store and a boiler room that houses the Worcester gas fired boiler.

**Garage**

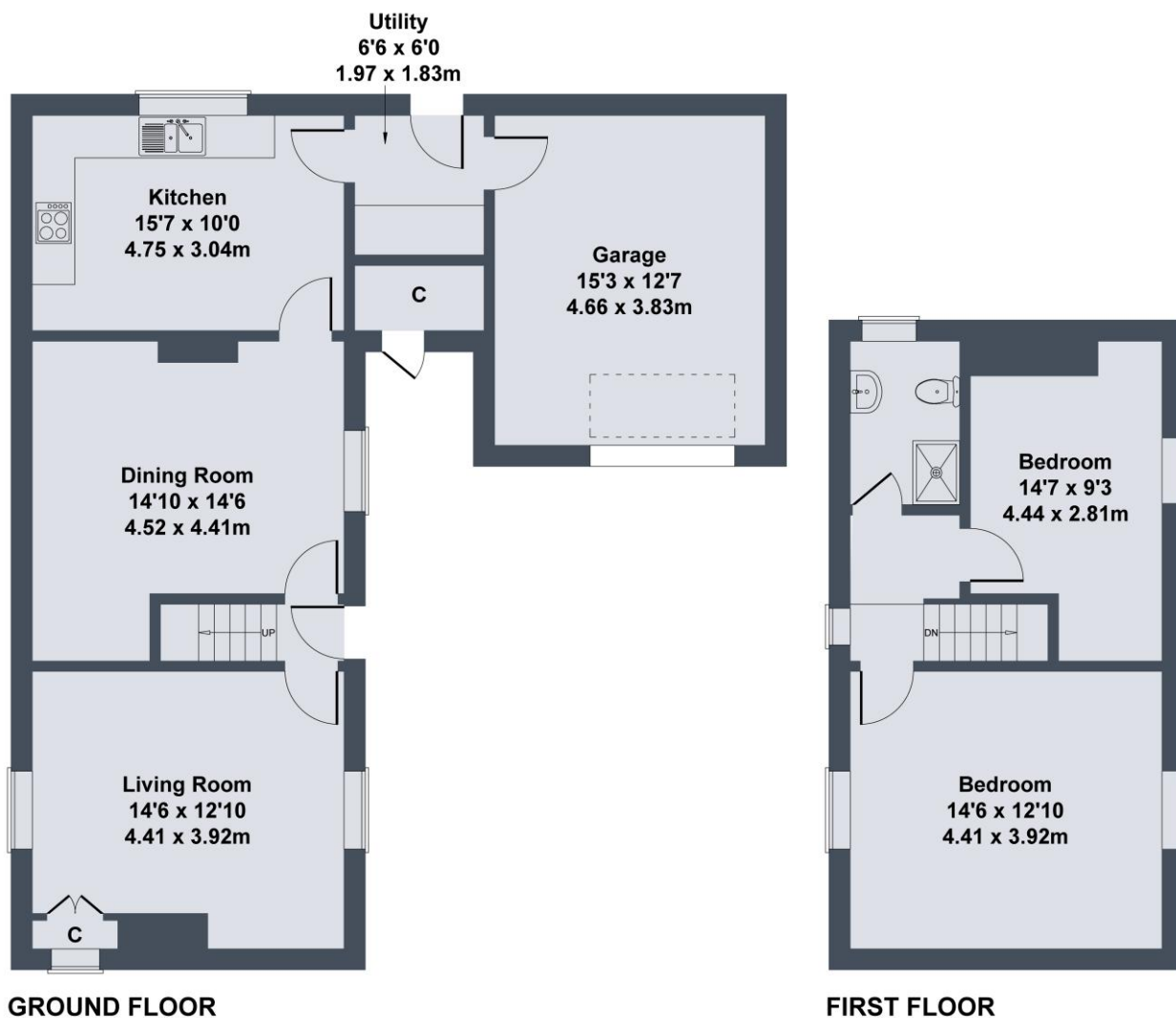
A large garage with an up and over door, light, power and a water tap.

**Additional Information**

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

The property has gas central heating.

**12 Wellington Place, Richmond, DL10 4AP**



**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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