



7 & 8 Ryders Wynd, Richmond, Yorkshire, DL10 4JA  
Offers over £425,000



## 7 & 8 Ryders Wynd, Richmond, Yorkshire, DL10 4JA

A RARE OPPORTUNITY to acquire 2 (two) SUPERB & VERY CENTRAL Newly Renovated & Extended homes between them offering 5 bedrooms & 4 bathrooms (2 en suite), plus a GARAGE/workshop. Ideal HOLIDAY LET/INVESTMENT: The Rough Guide to Britain describes Richmond as 'an absolute gem', & these properties are literally a stone's throw from the town's cobbled Market Place. For Sale with NO ONWARD CHAIN - AVAILABLE IMMEDIATELY.

(No.7) 3 Bedroom Home (about 101sqm/1087sqft) FABULOUS 6.00m x 4.27m/19'8" x 14'0" Kitchen/Dining Room with part-stone flagged floor & appliances, Large deep Sitting Room, open Hall & Washroom/WC; 3 good bedrooms, lovely new Bathroom & en suite. GCH.

(No.8) 2 DOUBLE Bedroom Apartment (about 77sqm/829sqft) Large deep Sitting Room, new Kitchen/Breakfast Room with appliances, new Bathroom & en suite. Integrated appliances, (Nest thermostat) Infrared Heating & UPVC Double Glazing.

### NUMBER 7

HALL 4.53m x 2.95m max/14'10" max x 9'8"

WASHROOM/WC

SITTING ROOM 4.68m x 4.53m min/15'4" x 14'10"

KITCHEN/DINING ROOM 6.00m x 4.27m/19'8" x 14'0"

FIRST FLOOR LANDING

BEDROOM 1. 4.74m x 3.08m/15'6" x 10'2"

BATHROOM 2.56m x 1.67m/8'4" x 5'6"

INNER LANDING

BEDROOM 2. 3.16m x 2.40m/10'4" x 7'10"

EN SUITE 2.69m x 1.47m min/8'9" x 4'9"

BEDROOM 3. 2.69m x 2.47m/8'9" x 8'0"

OUTSIDE

GARAGE etc 5.51m max (4.84m) x 4.71m/18'0" max (15'10") x 15'6"

### NUMBER 8

HALL & STORE

KITCHEN/BREAKFAST ROOM 3.44m x 2.75m/11'4" x 9'0"

SITTING ROOM 5.20m min x 4.75m/17'0" min x 15'6"

INNER 'HALL' 1.76m x 1.53m/5'9" x 5'0"

Double BEDROOM 1 & EN SUITE & WC 4.68m x

4.02m/15'4" x 13'2"

Double BEDROOM 2. 4.07m x 3.11m/13'4" x 10'2"

BATHROOM 2.23m x 1.50m/7'4" x 5'0"

### NOTES

(1) The properties are COLLECTIVELY freehold.

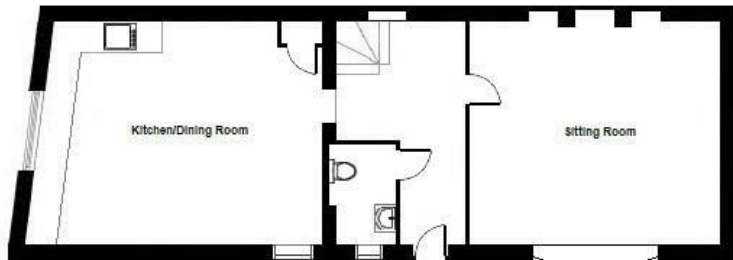
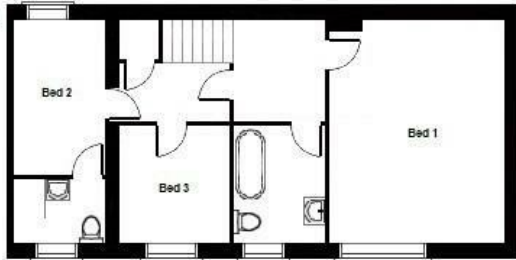
(2) No.7 has Gas Central Heating & No.8 has Infrared Panel Heaters.

(3) Council Tax Band: Yet to be assessed by Richmondshire District Council.



**OFFERS OVER £425,000**

**FIRST FLOOR**



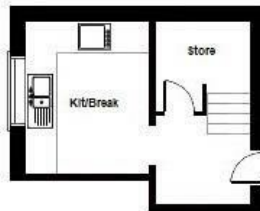
**GROUND FLOOR**

**Number 7**

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.

**Number 8**

**FIRST FLOOR**



**GROUND FLOOR**

**Energy Efficiency Rating**

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		

**England & Wales**

EU Directive  
2002/91/EC



**Environmental Impact (CO<sub>2</sub>) Rating**

	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		

**England & Wales**

EU Directive  
2002/91/EC



