





ALMA PLACE is a lovely two bed home in the popular location of Richmond. A spacious property with entrance hallway benefiting from a useful storage cupboard. A large dining kitchen and a cosy living room with views over the field at rear. To the first floor there are two double bedrooms, both with built in wardrobes. A contemporary bathroom and separate wc. There is a good sized garden to rear with pleasant views.

#### LOCATION

Richmond is an attractive market town offering the perfect balance of rich heritage and modern amenities. The gateway to the Yorkshire dales, the town boasts the Castle which dates back to Norman times as well as a wealth of Georgian architecture including the 18th century theatre. The restored Victorian railway station is now home to an arthouse cinema, a number of artisan food outlets and art gallery. The property is situated just a short walk away to the historic marketplace which is home to many independent boutique shops, restaurants and cafes as well as scenic local walks and access to the River Swale and its famous waterfalls. The property itself is situated close by to the Richmond trading estate which has different shops and units, the old racecourse is also nearby and is a great place to walk the dog and see the breathtaking views of the surrounding area.



## IMPORTANT INFORMATION

Postcode: DL10 4TU.

Style of property: Two bed town house.

Council tax band: B.

EPC Rating: D.

Heating type: Gas central heating.

Parking: On street parking.

Appliances included: Integrated oven and hob.

Pets: One small pet may be considered by the landlord, subject to an extra £25 rent pcm.

Term: The landlords are looking for long term and an initial 12 month tenancy will apply.

Available from: Immediately.

What 3 words location: //elbowing.unhelpful.crimson

WANT TO VIEW? THINGS YOU NEED TO KNOW BEFORE HAND.... IF YOU THINK THIS PROPERTY IS FOR YOU, CLICK ON THE LINK TO EMAIL AND FILL OUT THE QUESTIONAIRE, WE WILL BE IN TOUCH AS SOON AS POSSIBLE TO ARRANGE A VIEWING APPOINTMENT.

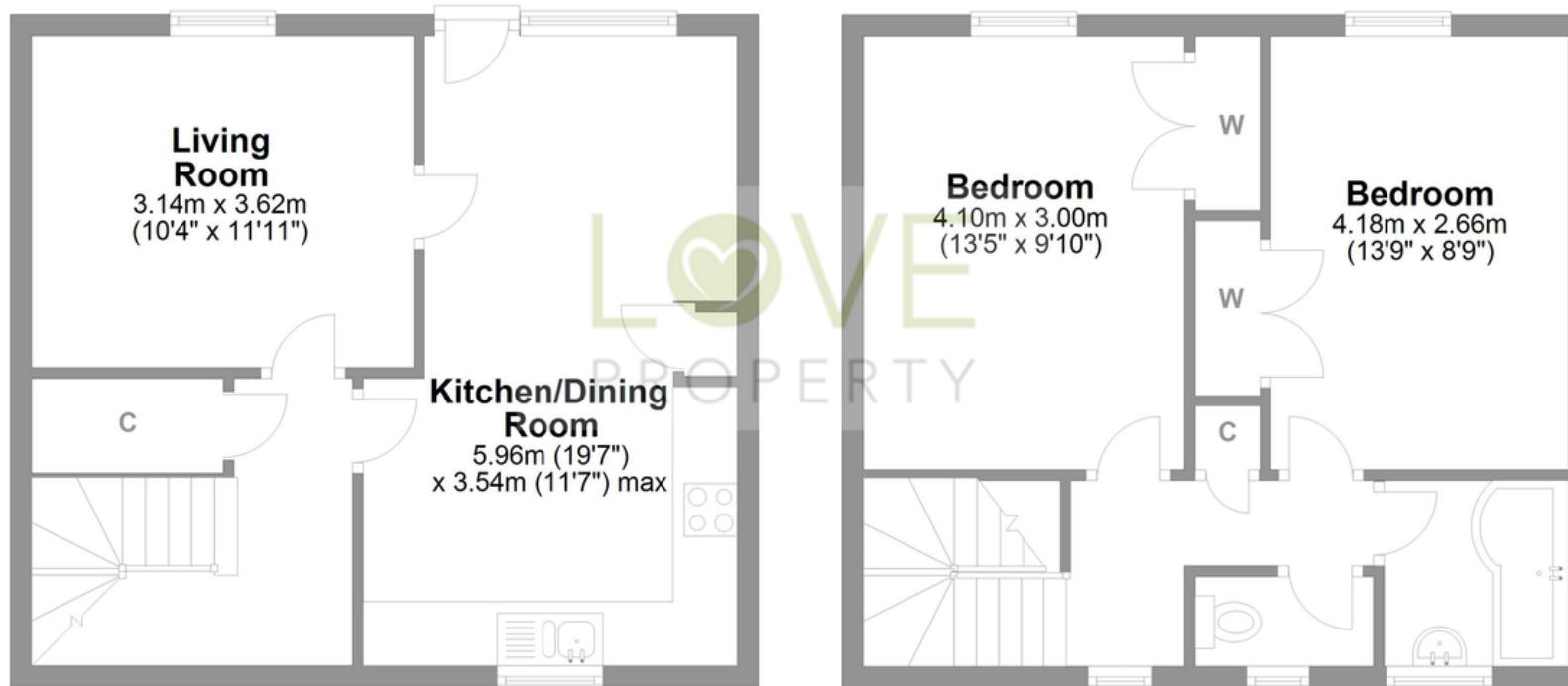
Affordability: It is important, that before you enquire about the property, you check whether it is affordable for you. As per our referencing companies requirements you will need a combined income of £21,000. Holding Deposit: You will need to pay a holding deposit that is equivalent to 1 weeks rent (£161.00) and provide some personal and financial information (3 months bank statements) in order for us to commence with the referencing process. Your holding deposit will be deducted from your first months rent or refunded to you after 15 calendar days, whichever you are agreeable to. Please note that failure to disclose adverse credit may result in the loss of your holding deposit.

Deposit: The bond for this property is £807.00 This will be refunded at the end of the tenancy subject to terms and conditions.



# Alma Place Richmond

Total area: approx. 78.5 sq. metres (845.5 sq. feet)



Ground Floor

First Floor

Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is not drawn to scale and is for illustrative purposes only & should be used as such by any prospective purchaser.

Created especially for Love Property by Vue3sixty Ltd

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