



## 3 CULLODEN MEWS

CRAVENGATE, RICHMOND, DL10 4XL

**£205,000**  
**FREEHOLD**

A Well Proportioned Terraced Mews House enjoying a tucked away corner site location close to Richmond town centre. Entrance Hall, Lounge/Dining Room, Kitchen, 2 Double Bedrooms, Bathroom/WC, Garage, Parking, Rear Garden, Gas Fired Central Heating. Council Tax Band C. EER 61. NO ONWARD CHAIN.

**NORMAN F. BROWN**

Est. 1967

# 3 CULLODEN MEWS

- TUCKED AWAY MEWS HOUSE • 2
- DOUBLE BEDROOMS • GARAGE AND
- GARDEN • HANDY FOR RICHMOND TOWN
- CENTRE • GAS CENTRAL HEATING • NO
- ONWARD CHAIN



## DESCRIPTION

A Well Proportioned Terraced Mews House enjoying a tucked away corner site location close to Richmond town centre. Entrance Hall, Lounge/Dining Room, Kitchen, 2 Double Bedrooms, Bathroom/WC, Nearby Garage and Parking Space, Rear Garden, Gas Fired Central Heating. Council Tax Band C. EER D61. NO ONWARD CHAIN.

## ENTRANCE HALL

Cloak cupboard. Glazed door to Lounge/Dining Room. Entrance door to side with 2 glazed panels.

## LOUNGE/DINING ROOM

Coal effect electric fire with cream marble effect surrounds and varnished pine mantle, television point, 2 radiators. Windows to front and rear. Glazed door to Hall. Doorway to Kitchen. Stairs to first floor.

## KITCHEN

Tiled surrounds, one and a half bowl sink unit with mixer tap, laminate work surfaces, oak cupboards and drawers, gas cooker point, fridge space, plumbing for washing machine, wall mounted gas fired boiler (installed in 2020), under stairs storage cupboard, radiator. Windows to side and rear. Entrance door to rear. Doorway to Lounge/Dining Room.

## LANDING

Doors to Bedrooms and Bathroom. Window to rear.

## BEDROOM 1

Built in wardrobes and chest of drawers, radiator. Windows to front and rear. Door to Landing.

## BEDROOM 2

Built in wardrobes and chest of drawers, radiator. Windows to side and rear. Door to Landing.

## BATHROOM/WC

Tiled surrounds, pedestal wash hand basin, panelled bath with shower attachment and glass screen, extractor fan, wc, radiator, airing cupboard containing insulated hot water cylinder. Door to Landing.

## PRIVATE TWO TIERED REAR GARDEN

Paved patio, shrubs, gate leading to:

## GARAGE (second from the right in the terrace).

Open over door to front. Parking space in front for one vehicle.

## SERVICES

Mains gas, electricity, water and drainage.

## GENERAL INFORMATION

Viewing - By appointment with Norman F. Brown.

Tenure - Freehold. The title register is NYK 211956.

Local Authority - North Yorkshire Council – Tel: 0300 1312131

[www.northyorks.gov.uk](http://www.northyorks.gov.uk)

Property Reference - 18604009

## IMPORTANT NOTICE

These particulars have been produced in good faith to give an overall view of the property. If any points are particularly relevant to your interest, please ask for further information or verification, particularly if you are considering travelling some distance to view the property.

All interested parties should note:

- i. The particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute an offer or contract or any part thereof.
- ii. All measurements, areas or distances are given only as a guide and should not be relied upon as fact.
- iii. The exterior photograph(s) may have been taken from a vantage point other than the front street level. It should not be assumed that any contents/furnishings/furniture etc. are included in the sale nor that the property remains as displayed in the photographs.
- iv. Services or any appliances referred to have not been tested and cannot be verified as being in working order. Prospective buyers should obtain their

own verification.

## FREE MARKET APPRAISAL

We will be pleased to provide an unbiased and professional market appraisal of your property without obligation, if you are thinking of selling.

## FREE IMPARTIAL MORTGAGE ADVICE

## CALL TODAY TO ARRANGE YOUR APPOINTMENT

Our qualified mortgage and financial advisor will be pleased to advise you on the wide range of mortgages available from all of the mortgage lenders without charge or obligation.

## YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT

A life assurance policy may be required. Written quotation available upon request.

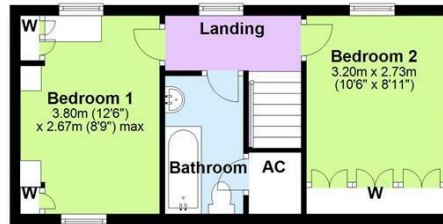
## 3 CULLODEN MEWS



**Ground Floor**  
Approx. 46.3 sq. metres (497.9 sq. feet)



**First Floor**  
Approx. 31.0 sq. metres (333.4 sq. feet)



Total area: approx. 77.2 sq. metres (831.3 sq. feet)



| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) A                                 |  |                         |           |
| (81-91) B                                   |  |                         | 83        |
| (69-80) C                                   |  | 61                      |           |
| (55-68) D                                   |  |                         |           |
| (39-54) E                                   |  |                         |           |
| (21-38) F                                   |  |                         |           |
| (1-20) G                                    |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| <b>England &amp; Wales</b>                  |  | EU Directive 2002/91/EC |           |

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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