



THINTREE COTTAGE

13 GALLOWGATE, RICHMOND, DL10 4NA

£210,000

FREEHOLD

A Well Presented Semi Detached Cottage handily located for Richmond town centre. Lounge, Kitchen, 2 Double Bedrooms, Bathroom/WC, Private Courtyard, Gas Fired Central Heating, UPVC Double Glazing. Council Tax Band B. EER tbc.

NORMAN F. BROWN

Est. 1967

THINTREE COTTAGE

- 2 DOUBLE BEDROOMS • TRADITIONAL COTTAGE • GAS CENTRAL HEATING • WELL PRESENTED • COURTYARD • HANDY FOR RICHMOND TOWN CENTRE



DESCRIPTION

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LOUNGE

Marble fireplace surround, half pine panelled wall, understairs storage cupboard, radiator. Timber entrance door to front with single glazed panels. UPVC double glazed window to front. Door to stairs. Doorway to Kitchen.

KITCHEN

ceramic one and a half bowl sink unit with mixer tap, dark oak effect laminate work surfaces, cream cupboards and drawers, built in electric oven and four ring gas hob with glass splash back and stainless steel extractor hood over, fridge freezer space, plumbing for washing machine, ceiling halogen spotlights. UPVC double glazed window to side. UPVC double glazed entrance door to side. Doorway to Lounge.

LANDING

Electric meter cupboard, radiator. UPVC double glazed window to stairwell. Doors to Bedrooms and Bathroom.

BEDROOM 1

Built in wardrobe, radiator. UPVC double glazed window to front. Door to Landing.

BEDROOM 2

Radiator, feature cast iron fire surround, access to loft space. UPVC double glazed window to front. Door to Landing.

BATHROOM/WC

Tiled surrounds, wash hand basin in vanity unit with cupboard below, panelled shower bath with rainfall shower head and separate head and hose and curved glass screen, wc, chrome heated towel ladder, cupboard containing wall mounted BAXI gas fired combi boiler, ceiling LED spotlights, PVC ceiling panelling. Upvc double glazed window to side. Door to Landing.

OUTSIDE

To the front.

Raised flower bed, paved path to the front door and to the side with gates leading to:

Private Rear Courtyard.

Stone paving, cold water tap.

SERVICES

Mains electricity, gas, water and drainage.

FLYING FREEHOLD

The subject property's Bedroom 1 is above the neighbour property.

GENERAL INFORMATION

Viewing - By appointment with Norman F. Brown.

Tenure - Freehold. The title register is NYK121571 .

Local Authority - North Yorkshire Council – Tel: 0300 1312131

www.northyorks.gov.uk

Broadband and Mobile Phone Coverage – please

check using this website
<https://checker.ofcom.org.uk>

Property Reference – 18653519

Particulars Prepared – August 2024.

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.

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

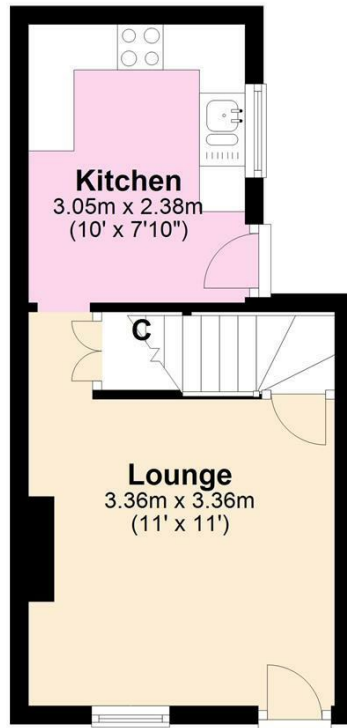
A life assurance policy may be required. Written quotation available upon request.

THINTREE COTTAGE



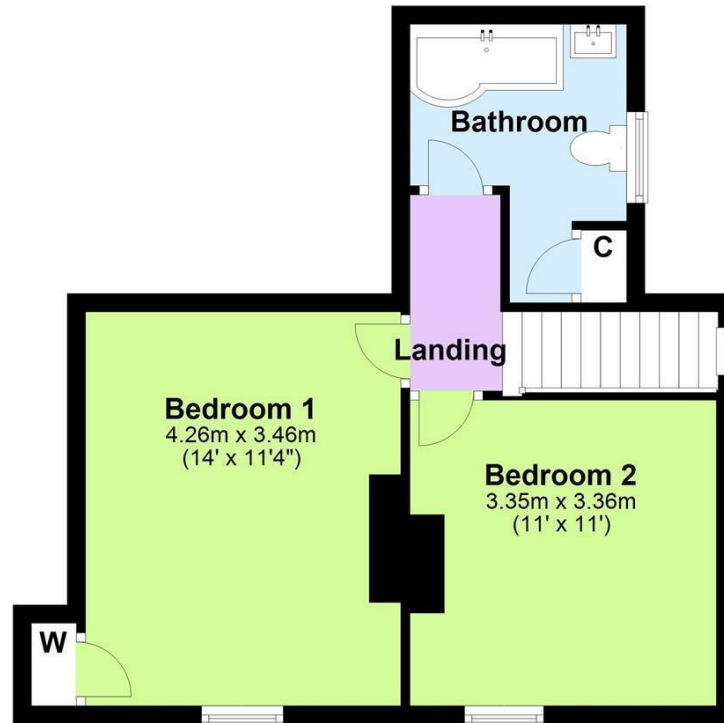
Ground Floor

Approx. 22.0 sq. metres (236.7 sq. feet)



First Floor

Approx. 37.9 sq. metres (407.8 sq. feet)



Total area: approx. 59.9 sq. metres (644.6 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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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