



ANCHORAGE HOUSE

6 ANCHORAGE HILL, RICHMOND, DL10 7AT

£1,000 PCM

A Spacious Recently Modernised and Refurbished Semi Detached Property of Character close to Richmond town centre. Lounge, Kitchen/Dining Room, Cloakroom/WC, 3 Double Bedrooms, 2 En-Suite Shower Rooms, Family Bathroom/WC. Private Rear Patio Garden, Front Forecourt Garden, Grassed Area and Gravel Parking Area, Outside Store, Gas Fired Central Heating. Council Tax Band D. EER D55. SORRY NO PETS.

NORMAN F. BROWN

Est. 1967

ANCHORAGE HOUSE

• 3 DOUBLE BEDROOMS • NEWLY
RENOVATED AND
REFURBISHED • CHARACTER • PARKING •
PATIO GARDEN • EN-SUITE • GAS
CENTRAL HEATING • CLOSE TO RICHMOND
TOWN CENTRE • NO ONWARD CHAIN



DESCRIPTION

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LOUNGE

7.92m x 4.37m (25'11" x 14'4")(maximum measurements). Feature stone flagged floor, stone chimney breast and further feature stone wall, two radiators, two wall niches, feature ceiling beam and post, cast iron stove with stone hearth, television point. Electric meter cupboard. Sash windows to front. Entrance door to front. Door to understairs cupboard with plumbing for a washing machine. Glazed oak fire door to Inner Hall.

INNER HALL

Feature stone flagged floor, stairs to First Floor. Internal window to Kitchen/Dining Room. Glazed oak fire doors to Lounge and Kitchen/Dining Room.

KITCHEN/DINING ROOM

8.51m x 4.37m (27'11" x 14'4")(maximum measurements). Sparkle mosaic tiled surrounds, stainless steel one and a half bowl sink unit with mixer tap, grey marble effect laminate worktops, medium grey cupboards and drawers with chrome handles, built-in electric oven, ceramic hob, stainless steel extractor hood over, built-in microwave, built-in oven, built-in fridge, built-in freezer, ceiling LED spotlights, concealed Worcester gas fired Combi boiler, tv point, two radiators, five ceiling skylights, oak effect laminate floor to kitchen area, feature stone flagged floor to dining area, recess shelving, breakfast bar. Horizontal sliding sash window to rear. Glazed external door with three steps leading up to the private rear patio garden. Oak door to Cloakroom/WC and oak fire door to Inner Hall. Internal window to Inner Hall.

CLOAKROOM/WC

Wash hand basin with chrome mixer tap with medium grey cupboard below with chrome handle and sparkle mosaic tiled splashback, low level WC, chrome heated towel ladder, fitted wall mirror, extractor fan, feature stone flagged floor, ceiling LED spotlights. Oak door to Inner Hall.

FIRST FLOOR LANDING

Radiator, feature beam, ceiling LED spotlights. Ceiling skylight. Horizontal sliding sash windows to stairwell. Oak doors to Bedroom 2 and Bedroom 3. Pine door to Family Bathroom/WC.

BEDROOM 2

4.39m x 3.12m (14'4" x 10'2")(maximum width). Ceiling beams, radiator, built-in wardrobe with sliding doors and mirror panel, ceiling LED spotlights, television point. Sash window to front. Doors to Landing and En-Suite Shower Room/WC.

EN-SUITE SHOWER ROOM/WC

Fully tiled surrounds, wash hand basin with dark grey cupboards below and chrome handle, low level WC, fitted mirror with LED lights, oak effect laminate, aquaboard panelled shower cubicle with rainfall shower head and separate shower attachment, extractor fan, ceiling LED spotlights, chrome vertical radiator, pine boarded ceiling. Door to Bedroom 2.

BEDROOM 3

3.25m x 2.51m (10'7" x 8'2") Radiator, recessed shelving, built-in wardrobe with sliding doors and mirror panel, ceiling LED spotlights, television point. Sash window to front. Oak door to Landing.

FAMILY BATHROOM/WC

Ceramic tiled floor, pedestal wash hand basin, roll top bath with mixer tap, aquaboard panelling to corner shower cubicle with rainfall shower head, extractor fan, low level WC, wall mirror, antique style radiator with heater towel ladder, ceiling LED spotlights, beam, horizontal sliding sash window to rear. Pine door to Landing.

SECOND FLOOR LANDING

Feature beams, LED ceiling spotlights. Oak door to Bedroom 1.

BEDROOM 1

4.39m x 4.27m (14'4" x 14'0")(maximum measurements). Feature beams and timbers, television point, built-in wardrobe with folding doors, drop down hatch with pull down ladder to loft space, two radiators, ceiling LED spotlights. Sash windows to front and side. Oak doors to En-Suite Shower Room/WC and Landing.

EN-SUITE SHOWER ROOM/WC

Feature beam, ceiling LED spotlights, light grey oak effect laminate floor, chrome heated towel ladder, tiled surrounds, wash hand basin with medium grey drawers below, low level WC, large shower cubicle, extractor fan, fitted mirror with LED lights. Oak door to Bedroom 1.

OUTSIDE

SMALL FRONT FORECOURT GARDEN with low stone w

Outside courtesy light, gravel chippings. The grassed area to the north west side of the front belongs as does the portion of the gravel parking immediately in front of the property. (see attached title plan NYK 91505).

REAR PATIO GARDEN

With stone flags. Outside courtesy light.

OUTSIDE STORE

Containing gas meter, fitted shelving.

GENERAL INFORMATION

TERM 6 months (Assured Shorthold Tenancy) then rolls on, on a monthly basis until terminated by either the tenant or the landlord.

RENT £1,000 per calendar month in advance, exclusive of council tax and all other outgoings. As part of the application process the referencing agency will carry out reference checks on our behalf and for their affordability calculation they will look for the applicant(s) annual income to be at least 30 times the monthly rent.

DEPOSIT £1,150.

NOTE The first month's rent and deposit (minus the holding fee) is to be paid directly into our clients account at least 48 hours before sign up. (Please note that we cannot accept card payments).

RESTRICTIONS Sorry no pets or smokers.

COUNCIL TAX BAND D. This website shows you the annual charge <https://www.richmondshire.gov.uk/council-tax-and-business-rates/your-council-tax/council-tax-bands-and-charges/>

CONTENTS INSURANCE The tenant is responsible for arranging their own contents insurance.

APPLICATION PROCESS

All applicants shall be requested to complete detailed application forms. We shall undertake comprehensive reference checks which will include right to rent ID checks in accordance with the Immigration Act 2014. In accordance with the Tenant Fees Act 2019 we request that the prospective tenant(s), to reserve the property and to demonstrate commitment to rent the property whilst reference checks take place, pay(s) a holding deposit to ourselves which is equivalent to not more than one week's rent, which shall be put towards the deposit payable at the start of the tenancy (and shall be held subject to conditions, further details upon request).

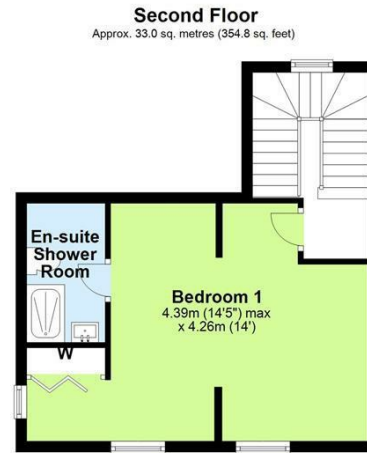
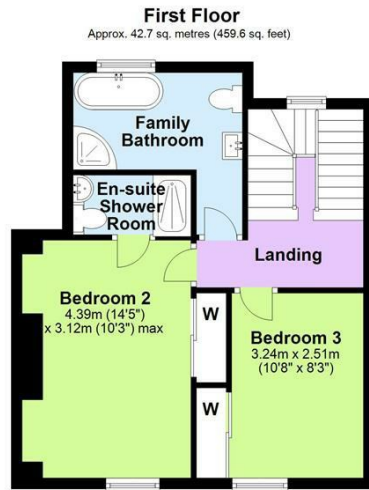
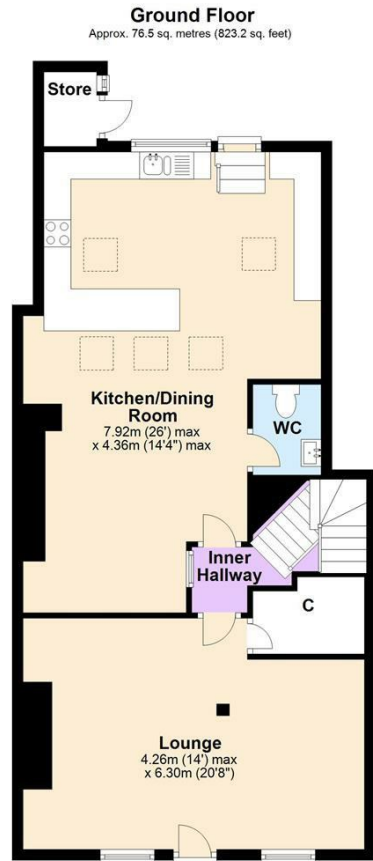
We are a member of the The Property Ombudsman, Milford House, 43-55 Milford Street, Salisbury, SP1 2BP, telephone number 01722333306, fax number 01722332296, email admin@tpos.co.uk, website www.tpos.co.uk

Our clients account details are as follows: NFB & DB & JF Brown Clients Account, Barclays Bank, 55 Market Place, Richmond, N.Yorkshire, DL10 4JH. This account is not interest bearing.

As members of the Royal Institution of Chartered Surveyors (RICS) we carry out a monthly reconciliation of our clients account and are activities are subject to monitoring under the institutions conduct and disciplinary regulations. The RICS operates a clients money protection scheme of which we are a member (further details available upon request).

ANCHORAGE HOUSE





Total area: approx. 152.1 sq. metres (1637.7 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		75
(55-68)	D	55	
(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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