



## 48 Bargate, Richmond

Offers in the Region of £319,950

Located a short walk into the Market Place on the cobbled street of Bargate, this character Grade II Listed cottage provides well planned living spaces with the benefit of a lovely private walled courtyard garden. To the ground floor there is a living room, a dining kitchen, a cellar and a modern shower room, with the first floor having three bedrooms. Externally the courtyard garden is a sun trap and provides a quiet space for relaxing. An early inspection is strongly recommended.

21 Market Place, Richmond, North Yorkshire, DL10 4QG

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## **Living Room:**

4.35m x 3.64m

Accessed from Bargate through a half glazed door, the living room has a sliding sash window to the front of the property, a TV point, a ceiling beam and a radiator.



There is an open fireplace which houses a brand new log burning stove and modern surround.



## **Dining Kitchen:**

5.62m x 2.53m

With a breakfast bar, the brand new kitchen is fitted with a generous range of white gloss wall and base units with complimenting countertops. Integrated is an electric oven and hob with extractor over and a fridge freezer.

There is plumbing for a washing machine, a window, a radiator and a side door to the courtyard garden. An archway leads to the cellar.



The Cellar offers excellent potential and has a vaulted ceiling and two radiators.



## **Inner Hall:**

With useful under stairs storage.

## **Shower Room:**

2.59m x 2.09m

A modern shower room which is fitted with a large shower enclosure with a dual headed shower, a WC and a wash hand basin set on a vanity with useful storage under. There is a heated towel rail and a window.



**First Floor Landing:**

With a radiator and loft access.

**Bedroom:**

4.45m x 3.66m

A double bedroom with a radiator and a window to the front with secondary glazing.



**Bedroom:**

4.81m x 2.50m

A double bedroom with a radiator, a window to the side and two roof windows. There is a generous cupboard which currently houses the central heating boiler and hot water tank but has the potential to be an ensuite.



**Bedroom:**

2.60m x 2.17m

With a radiator and a window to the front with secondary glazing.



**External**

To the rear of the cottage there is a very private walled courtyard garden which is a sun trap and makes a lovely space to relax. There are two useful stores and a gate to a path that leads to the Market Place.



To the side of the cottage there is a shared path for access to the rear.

**Additional Information:**

The postcode is DL10 4QY and the Council Tax Band is C.

The property has gas central heating

There is permit parking on Bargate for homeowners. Details can be obtained from Richmondshire District Council.



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Viewing Arrangements - by appointment with Irvings Property Ltd

Property Misdescriptions Act 1991 - PLEASE NOTE CAREFULLY

These particulars have been prepared for guidance only. We have not carried out a detailed survey, nor tested the services, appliances or specific fittings. Floor plans are not drawn to scale unless stated, measurements and distances are approximate only. Do not rely on them for carpets and furnishings. Photographs are not necessarily current and you should not assume that contents shown are included in the sale.