



31A Frenchgate, Richmond

Offers in the region of £159,950

Ideally positioned, a minutes walk to the Market Place, this immaculately presented ground floor flat will certainly appeal to a variety of buyers. The flat provides generous living spaces which enjoy the morning sun and include a living room, kitchen and a generous double bedroom. To the rear is a walled communal garden that benefits from the evening sun. Ideal as a bolt hole, investment property or a lovely home, it is being offered CHAIN FREE.

Entrance Lobby – Living Room – Kitchen – Double Bedroom – Shower Room – Communal Garden

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

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Entrance Lobby:

Accessed from Frenchgate through a traditional timber panelled door, the lobby provides an area for outdoor wear.

Living Room:

4.84m x 4.06m



Flooded with early morning sun through the bay window, the well proportioned living room features ceiling coving, two radiators and an ornamental fire surround and grate.



Inner Hall

With a large storage cupboard, a cloaks cupboard and a radiator.

Kitchen:

2.82m x 2.46m

Fitted with a range of modern units with complimenting worksurfaces. There is plumbing for a washing machine, space for a fridge and space with a cooker with an extractor over. The sliding sash window to the rear overlooks the communal garden.



Bedroom:

4.91m x 2.97m

A large double bedroom having a bay window which floods the room with early morning sun. There is a radiator, ceiling coving, a built in wardrobe and a useful cupboard with shelving.



Shower Room:

2.36m x 1.82m

Fitted with a matching white suite that comprises a shower cubicle with an electric shower, a WC and a wash hand basin. There is a radiator and a sliding sash window to the rear of the property.



The ground rent is £10 per annum and the Buildings Insurance is approximately £30 per annum.

**Rear Communal Lobby**

With access to the garden.

External

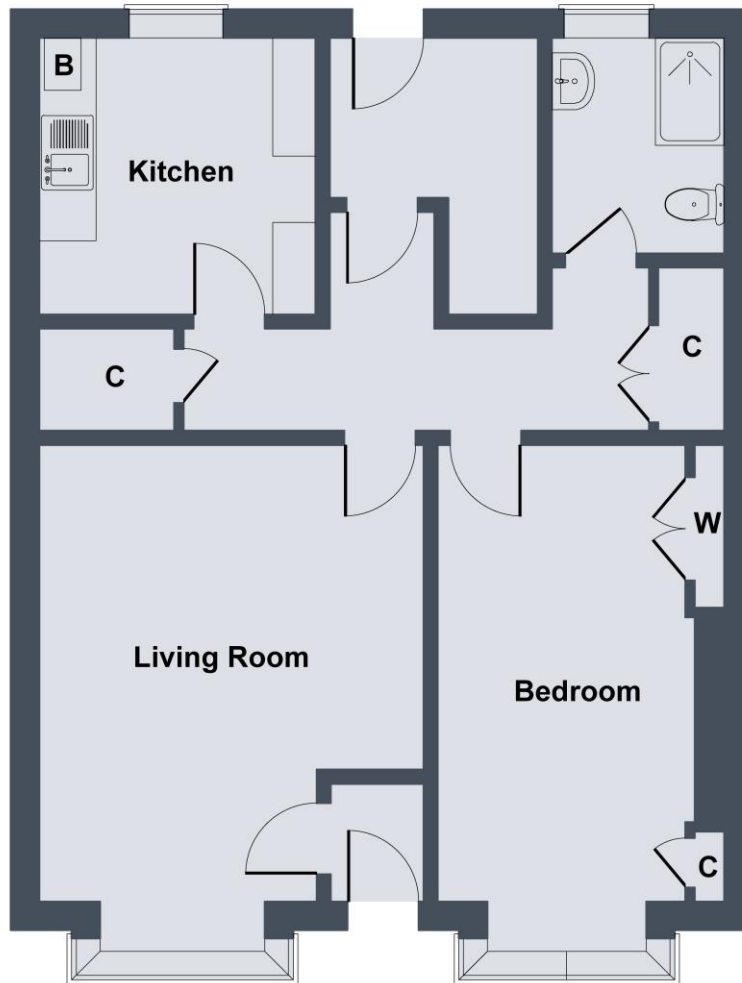
To the rear of the property is a walled communal garden providing a lovely space to relax and enjoy the evening sun.

**Additional Information**

The postcode is DL10 4HZ and we are advised that the Council Tax Band is A. The gas central heating boiler is located in the kitchen.

The property is leasehold, subject to a 125 year lease dated 3rd April 2000.

31a Frenchgate



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

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