



## 1 College Square, Richmond

### Offers in the Region of £210,000

Conveniently located, a stones throw from Richmond Market Place and immaculately presented throughout, this two bedroomed Cottage will appeal to a range of Buyers. To the ground floor there is an open plan living area and a cloakroom, whilst to the first floor are two bedrooms and a modern bathroom. Externally, the property benefits from a lovely patio terrace to the front and an allocated parking space. Offered to the market CHAIN FREE, an early inspection is strongly recommended!

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

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## **Entrance Hallway:**

Accessed via a part glazed timber door, the entrance hallway has a window to the front of the property, a tiled floor and a radiator.

## **Open Plan Living Area:**

5.04m x 3.54m

An dual aspect open plan living area, with space for relaxing, as well as cooking and dining.



The kitchen has tiled surrounds and comprises a range of wall and base units with complimenting countertops, integrated is an undercounter fridge with freezer box, an electric oven and hob with an extractor fan over, a washing machine and a stainless steel sink with drainer.



## **Cloakroom:**

With a pedestal sink with a mixer tap, a wc, a heated towel rail and an extractor fan.

## **Bedroom:**

3.37m x 2.55m

A double bedroom with a window to the front of the property, built in shelving and wardrobe, a radiator and a cupboard housing the Worcester Bosch Combi Boiler.



## **Bedroom:**

2.36m x 2.14m

With a built in wardrobe, a radiator and a sky light window.





**Bathroom:**

A modern suite, comprising a pedestal sink with mixer tap, a wc, a panelled bath with a glass screen and a dual headed mains fed shower over, a heated towel rail and a sky light window.

**External:**

To the front of the Cottage is a lovely patio area with planted shrubs.

The Cottage benefits from an allocated parking space.

**Additional Information**

The postcode is DL10 4DS, the Council Tax Band is B.



## Floorplan

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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.