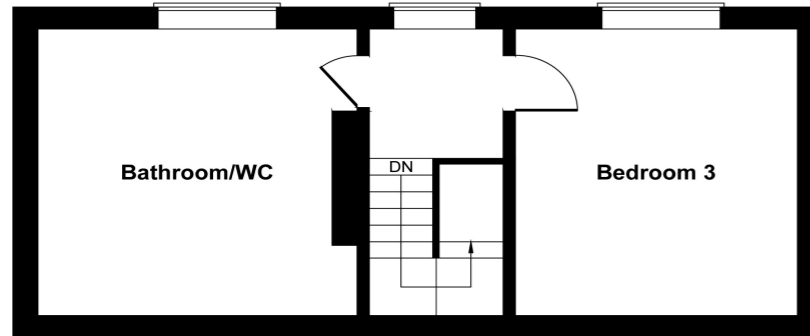
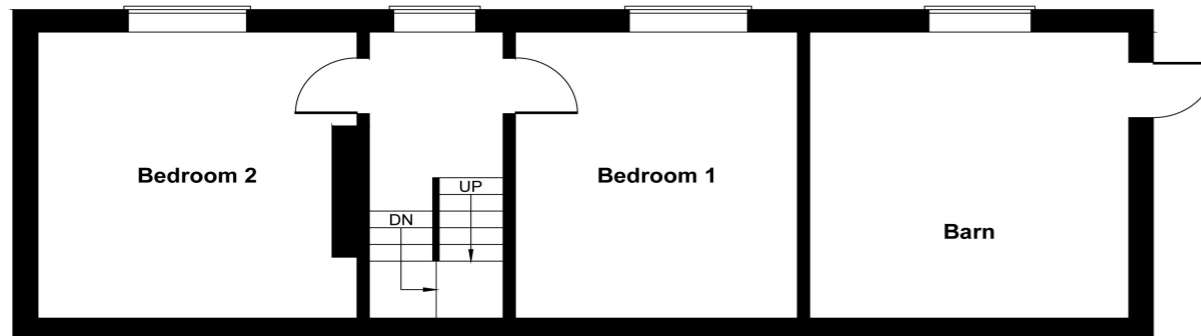


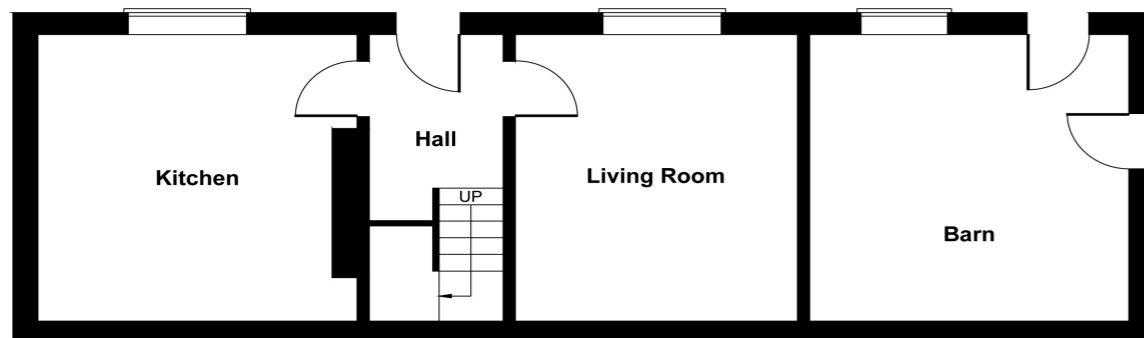
**10 POTTERGATE, RICHMOND**



**SECOND FLOOR**



**FIRST FLOOR**



**GROUND FLOOR**

**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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Although every care is exercised to ensure that the particulars supplied are accurate, no responsibility whatever is accepted for any errors, inaccuracies or omissions or for any time, trouble or abortive expense incurred by applicants as a result thereof and they do not constitute a collateral warranty or form any part of the contract.

L019 Ravensworth 01670 713330

**10 POTTERGATE  
RICHMOND**



A period semi-detached three storey stone-built property of character conveniently set in the heart of Richmond market town with fine open views offering good size manageable three bedroom accommodation with reception room areas, attached barn/byre for conversion and south facing gardens.

Viewing is strongly recommended.

**HALL – LIVING ROOM – KITCHEN/BREAKFAST – UTILITY – 3 BEDROOMS – BATHROOM/WC – THE BYRE - GARDENS**

**GAS CENTRAL HEATING**

**FREEHOLD**

**Offers Over £350,000**

# 10 Pottergate, Richmond, DL10 4AB

The accommodation extends to.....

**HALL:**

With panelled entrance door, corner alcove cupboard and staircase to the first floor.

**LIVING ROOM:**

(12'2" x 11'5") With window to the front, ornate cast iron stove, radiator and stone flagged floor.



**BEDROOM 1:**

(11'10" x 12'9") With open views to the front, radiator and full range of built-in shelving.



**BEDROOM 2:**

(10'2" min. x 13') Again with fine open views, alcove cupboard and radiator.



**UPPER LANDING:**

**BEDROOM 3:**

(11'11" x 12'9") With views over Richmond to the front and radiator.

**KITCHEN/BREAKFAST**

(11'8" max. x 12'11") Fitted with range of units in pine finish with worksurfaces, Belfast double sink unit, built-in Aga stove, ample power points and again stone flagged floor.



**LANDING:**

With window to the front and staircase to the upper floor.



**BATHROOM/WC:**

(10'2" x 12'11") Having fully tiled oval bath with shower above, ornate wash hand basin on pine vanity unit, WC, and stripped wood flooring.



**THE BYRE:**

(12'11" x 18') An attached traditional stone built stable/byre on two floors.

**GARDENS:**

Gravelled driveway to the side opening to south facing lawned gardens with shrubbery borders, stone flagged pathway and log store.

**COUNCIL TAX BAND: B**



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		85
(69-80) <b>C</b>		
(55-68) <b>D</b>	59	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	