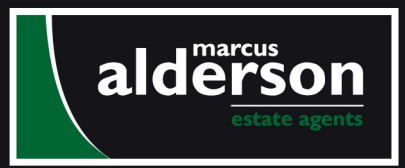




4 Pottergate (C), Richmond, North Yorkshire, DL10 4AB  
£475,000



**RECEPTION HALL**

Staircase to first floor, deep store cupboard under with light point.

**Guest's RECEPTION ROOM 1. 3.97m plus bay x 2.90m (13'0" plus bay x 9'6")**

Built-in cupboard, TV point & double glazed bay window to front.

**Owner's RECEPTION ROOM 1. 5.51m max x 3.60m max (18'0" max x 11'9" max)**

**Owner's RECEPTION ROOM 2. 3.90m x 3.18m (12'9" x 10'5")**

TV point & bi-fold doors to rear.

**Guest's RECEPTION ROOM 2. 3.15m max x 2.86m (10'4" max x 9'4")**

Including built-in shelved cupboard. Double glazed bay window to front.

**Stylish WASHROOM 1.57m x 1.47m (5'1" x 4'9")**

(Fitted March 2024) Washbasin with cupboard under & WC.

**KITCHEN 3.92m x 3.22m (12'10" x 10'6")**

Wall & floor units with worktops & sink unit, dishwasher & dual fuel 7- gas ring hob range cooker. UPVC double glazed window to side.

**NB: KITCHEN & DAY ROOM 7.47m x 5.51m (24'6" x 18'0")**

Plans to create a huge 7.47m x 5.51m/24'6" x 18'0" South Facing Kitchen & Day Room SEE FLOOR PLAN.

**REAR LOBBY 3.32m x (1.60m max) 1.10m (10'10" x (5'2" max) 3'7")**

Including store with Worcester 'combi' gas boiler (NEW 2021). Door to outside.

**FIRST FLOOR LANDING**

Airing cupboard with hot water cylinder. Fire door to rear balcony & fire door to second floor stairs.

**BEDROOM 1. 3.51m min x 3.36m (11'6" min x 11'0")**

TV point & UPVC double glazed window to side.

**BEDROOM 2. 3.97m x 3.00m (13'0" x 9'10")**

Plus built-in double wardrobe & 2 nook cupboards. Double glazed window to front.

**BEDROOM 3. 4.27m max x 2.90m (14'0" max x 9'6")**

Built-in double wardrobe & 2 double glazed windows to front.

**Stylish BATH/SHOWER ROOM 3.61m x 2.06m (11'10" x 6'9")**

(Fitted March 2024) Free-standing bath , large shower cubicle, washbasin with cupboard under & WC. 2 UPVC double glazed windows to side.

**SHOWER ROOM 2.56m x 1.78m (8'4" x 5'10")**

Shower cubicle, washbasin & WC. UPVC double glazed window to rear.

**SECOND FLOOR LANDING**

Fire door to rear balcony.

**BEDROOM 4. 4.18m x 2.77m (13'8" x 9'1")**

TV point & double glazed window to front. Door to:

**EN SUITE 1.70m x 1.68m (5'6" x 5'6")**

Shower cubicle, washbasin & WC.

**BEDROOM 5. 4.42m x (3.73m max) 2.90m (14'6" x (12'2" max) 9'6")**

Built-in cupboard & 2 double glazed windows to front.

**Stylish SHOWER ROOM 1.77m x 1.59m (5'9" x 5'2")**

(Fitted March 2024) Full-width shower cubicle, washbasin with cupboard under & WC. UPVC double glazed window to rear.

**Walk-in STORE 1. 2.56m x 1.60m (8'4" x 5'2")**

Light point & radiator.

**STORE 2. 1.70m x 0.56m (5'6" x 1'10")**

**OUTSIDE FRONT**

Low stone front boundary wall with iron railings.

**South East REAR TERRACE**

Enclosed & screened South East facing stone flagged Terrace with outside lighting & cold water tap.

Gate & steps to private gated 3-car Parking area with outside light point & cold water tap.

**GARAGE/WORKSHOP 5.98m x 5.56m (19'7" x 18'2")**

Strip-lighting & power.

**PLANNING**

\*\*Planning ref (North Yorkshire Council) 21/00138/FULL – ground floor alterations. See attached the proposed plans. This plan is extant as part of the works have been commenced.

\*\*Planning ref (North Yorkshire Council) 21/00139/LBC – listed building consent for the above works.

\*\*Planning ref (North Yorkshire Council) 21/00158/CLP - Certificate of Lawfulness Proposed to Use the Property as a Holiday Let Rather than a Guest House.

**NOTES**

(1) Freehold

(2) Grade II Listed

(3) Domestic Council Tax Band: TBA

(4) Rateable Value £4,200 based on 'Self-Catering Holiday unit Business'. NB: Businesses properties with a rateable value of £12,000 & below will receive 100% relief

(5) EPC: Exempt

(6) Mains Water, Gas, Electricity & Drainage

