



No.4 Pottergate, Richmond, North Yorkshire, DL10 4AB  
£475,000



## No.4 Pottergate, Richmond, North Yorkshire, DL10 4AB

VERY CENTRAL & SUBSTANTIAL TOWN HOUSE (179sqm/1,927sqft): 4 Reception Rooms, 5 Double Bedrooms, 4-Bath/Shower Rooms. Plans to create a huge 7.47m x 5.51m/24'6" x 18'0" South Facing Kitchen & Day Room.....Plenty of HOME-WORKING etc space. Double Garage/WORKSHOP, Private 3-car Parking & South Facing Terrace.

Double Glazing & Gas Central Heating (NEW 'combi' Gas Boiler 2021), Stylish Washroom, Bathroom & Shower Room, & new radiators – all March 2024

The Rough Guide to Britain describes Richmond as 'AN ABSOLUTE GEM', one of the most beautiful & rewarding places to live in the Country. Situated on the edge of the beautiful Yorkshire Dales National Park, there is excellent access A1(M) & A66 at Scotch Corner (4 miles) & mainline station at Darlington 13 miles - LONDON Kings Cross 2 hours 20 minutes.

### RECEPTION HALL

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

### 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.

### RECEPTION ROOM 2. 5.51m max x 3.60m max (18'0" max x 11'9" max)

TV point & bi-fold doors to rear.

### RECEPTION ROOM 3. 3.90m x 3.18m (12'9" x 10'5")

TV point & bi-fold doors to rear.

### RECEPTION ROOM 4. 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")

(NEW 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/SOWER ROOM 3.61m x 2.06m (11'10" x 6'9")

(NEW 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")

(NEW 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

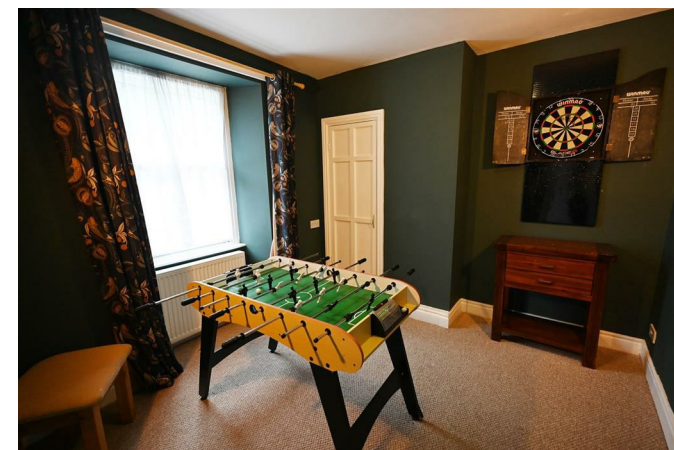
\*\*Planning ref (North Yorkshire Council) 21/00138/FULL – ground floor alterations. See attached the proposed plans. This plan is extant as part of the works have been commenced.

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

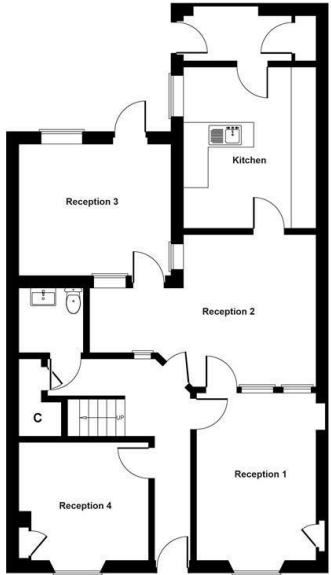
\*\*Planning ref (North Yorkshire Council) 21/00158/CLP - Certificate of Lawfulness Proposed to Use the Property as a Holiday Let Rather than a Guest House.

### NOTES

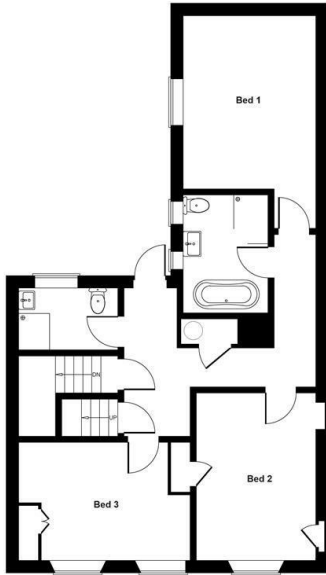
- (1) Freehold
- (2) Grade II Listed
- (3) Domestic Council Tax Band: TBA - Rateable Value £4,200 based on 'Self-Catering Holiday Unit Business'.
- (4) Exempt
- (5) Mains Gas, Water, Electricity & Drainage



**£475,000**



GROUND FLOOR



FIRST 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.  
 Produced by Potterplans Ltd. 2024



SECOND FLOOR



PROPOSED GROUND FLOOR

