



22B Bridge Street, Richmond, North Yorkshire, DL10 4RW
£449,000



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One Of RICHMOND'S FINEST LOCATIONS: EXTRA-ORDINARILY BEAUTIFUL with ASTONISHING VIEWS, Light-filled Living Space & Fabulous Southwest Gardens. STUNNING CENTRAL CONVERSION, LOVELY SETTING with birdsong & the sound of the river. CHARACTER EVERYWHERE with 2 double Bedrooms, Sitting Room & Dining Area, Reading Area & Office area, Snug & 5.64m/18'6" Kitchen/Breakfast Room – Like The Rough Guide to Britain's description of Richmond: "AN ABSOLUTE GEM" & VERY, VERY HIGHLY RECOMMENDED.

Historic Richmond is over 950 years old of unique character centred on its imposing Norman Castle (whose walls & keep are now the cobbled Market Place. Situated on the edge of the beautiful Yorkshire Dales National Park with the River Swale running close by, the town is surrounded by the most stunning scenery anywhere to be seen, & remains one of the most picturesque & rewarding places to live in the Country. Excellent access A1(M) & A66 at Scotch Corner about 5 miles & mainline to LONDON Kings Cross (2 hours 20 minutes) about 13 miles.

OFFICE AREA 4.17m max x 2.87m (13'8" max x 9'4")

Staircase to first floor with 3 store cupboards under. Beamed ceiling & timbers., attractive tiled floor, column radiator & recessed, Plantation shutter double-glazed sash window to front.

BEDROOM 2. 3.92m max x 3.07m (into robes) (12'10" max x 10'0" (into robes))

Stone fireplace with wood-burning stove, exposed stone features, ceiling beams & timbers. Built-in (auto-light) wardrobes, skirting lighting & Plantation shutter double-glazed sash window to front.

First Floor READING AREA 3.67m max x (2.19m) x 3.51 max (12'0" max x (7'2") x 11'6" max)

READING AREA Plus display ledge & nook. Oak flooring, column radiator & Plantation shutter double-glazed sash window to front. Staircase to upper floor.

BEDROOM 1. 4.17m into robes (3.19m) x 3.41m (13'8" into robes (10'5") x 11'2")

Feature fireplace with cast iron grate, Oak flooring, column radiator & recessed Plantation shutter double-glazed sash window to front.

Elegant BATH/SHOWER ROOM

Recessed panelled bath with drench shower over, sill-inset washbasin & recessed WC. Attractive tiling, down-lighting, feature towel radiator & 2 recessed windows to side.

UPPER FLOOR

SNUG (Views) 3.46m x 1.44m max (11'4"m x 4'8" max)

Everyone's favourite room & a great retreat! Deep nook, Oak flooring, down-lighting, column radiator & recessed & double-glazed sash window to side.

SITTING ROOM (Views) 3.36m x 3.36m (11'0" x 11'0")

Exposed stone features & fireplace with wood-burning stove. Oak flooring, down-lighting & column radiator. Recessed Plantation shutter double-glazed sash windows to side & rear with superb views.

Vaulted DINING AREA (Views) 3.81m x (3.66m max) 2.31m min (12'5" x (12'0" max) 7'6" min)

A fabulous light-filled space with vaulted beamed ceiling, Oak flooring, display ledge, column radiator & double-glazed Velux window. Access to 'ceiling' storage & open to:

Vaulted KITCHEN/BREAKFAST ROOM (Views) 5.64m x (3.12m max) 2.20m min (18'6" x (10'2" max) 7'2" min)

STUNNING VIEWS & light-filled. Excellent range of wall & floor units including pull-out 'larder' & rotary units; Silestone worktops with inset sink & integrated oven, separate combination oven & microwave, & ceramic hob with extractor over; integrated fridge, freezer & dishwasher. Oak flooring & column radiator. Large double-glazed window to rear & double-glazed window & door to side.

OUTSIDE FRONT

Ginnet front door leading to a yard area with right of way over. OUTSIDE STORE (1) Housing the gas boiler & pressurised hot water cylinder. Light point. OUTSIDE STORE (2) Plumbing for washing machine, with light & power.

Fabulous SOUTHWEST GARDENS

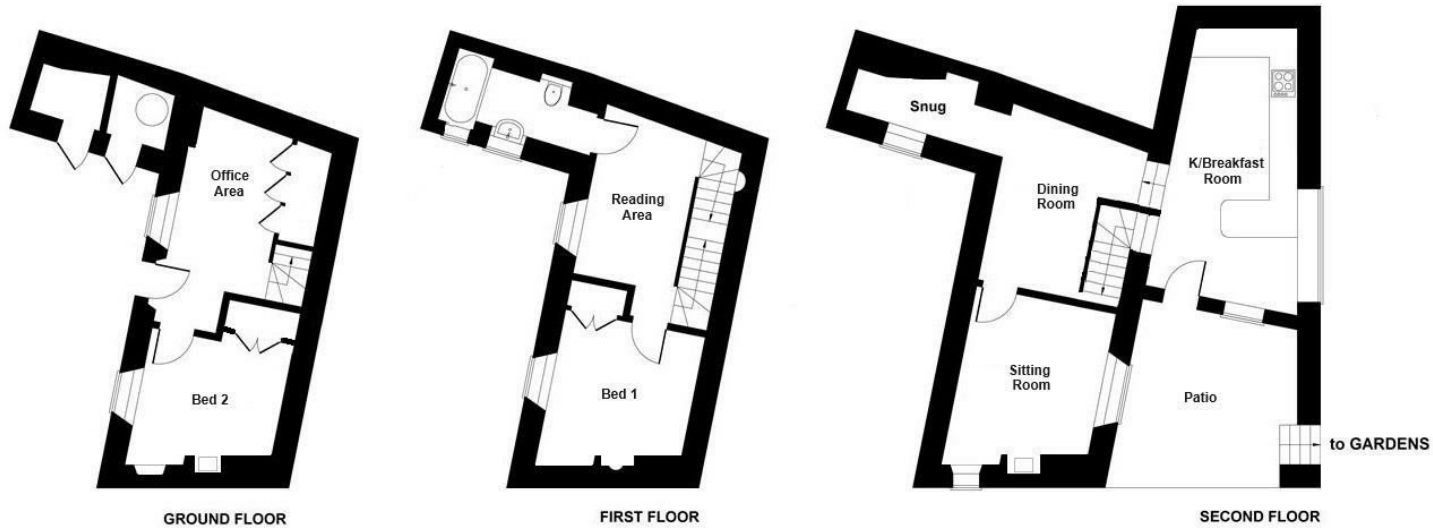
ASTONISHING VIEWS over the River Swale, Billy Banks Wood & Culloden Tower - turn around & there's Richmond Castle! Beautifully landscaped providing a stone flagged alfresco area immediately outside the kitchen, a second stone flagged sitting area with gravel edging & raised stone bed, & a further stone flagged sitting area with raised stone bed. Small Garden store.

NOTES

- (1) Freehold
- (2) Right of way over adjoining property
- (3) Council Tax Band: B
- (4) EPC: 71-C
- (5) Mains Water, Electricity, Gas & drainage



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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.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive
2002/91/EC



Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

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