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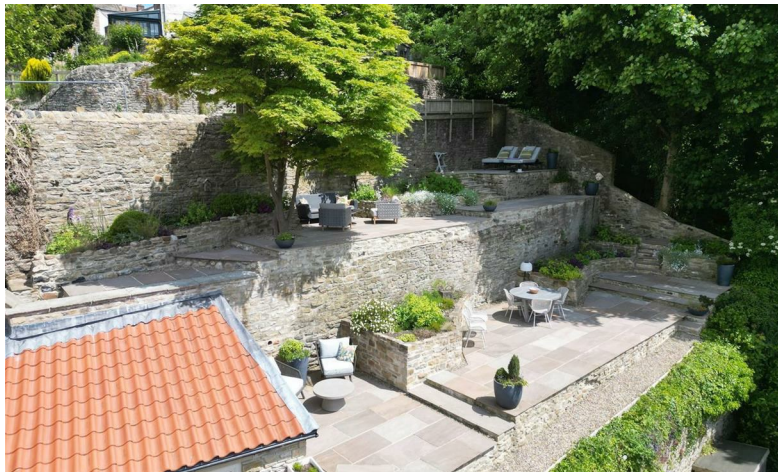
One of RICHMOND'S FINEST LOCATIONS: EXTRA-ORDINARILY BEAUTIFUL HOME with ASTONISHING GARDEN & VIEWS:

Light-filled home offering flexible living space. Fabulous Southwest gardens with commanding views of the River Swale & National Trust woodlands beyond. Ideally situated a short walk from the market place, yet in a tucked away position offering privacy & quiet. The expansive, low maintenance gardens are a rare find in the centre of Richmond. Enjoy stunning countryside walks from the doorstep.

CHARACTER EVERYWHERE with 2 double Bedrooms, Sitting Room, Dining Area, Reading Area, Office, Snug & large Kitchen/Breakfast Room with amazing views.

Historic Richmond is over 950 years old & 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.

Asking price £385,000



OFFICE AREA 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. 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 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. 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) 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) 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) 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) 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

Ginnel 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



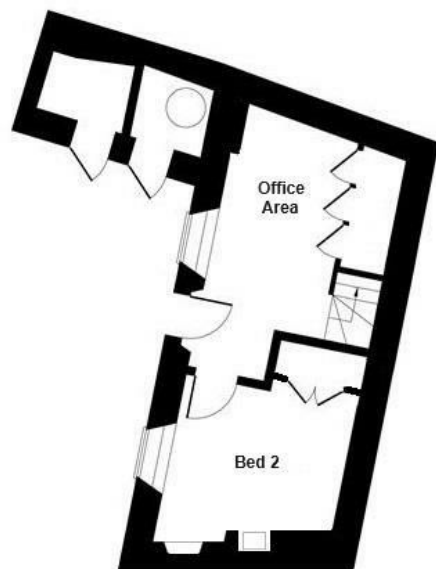
ASTONISHING VIEWS over the River Swale, Billy Banks Wood & Culloden Tower - turn around & there's Richmond Castle! Beautifully landscaped providing a stone flagged alfresco area immediately outside the kitchen, a second stone flagged sitting area with gravel edging & raised stone bed, & a further stone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

NOTES

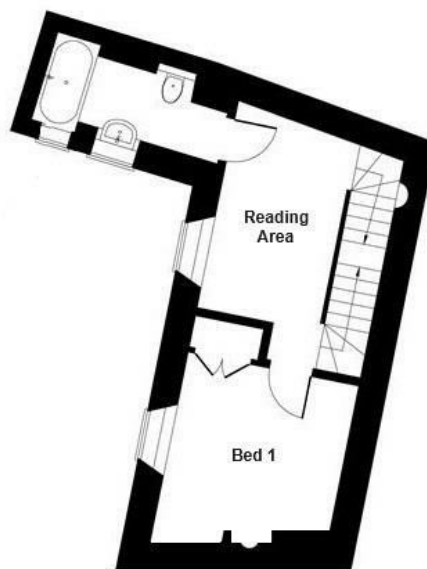
- (1) Freehold
- (2) Right of way over adjoining property
- (3) Council Tax Band: B
- (4) EPC: 71-C
- (5) Mains Water, Electricity, Gas & drainage



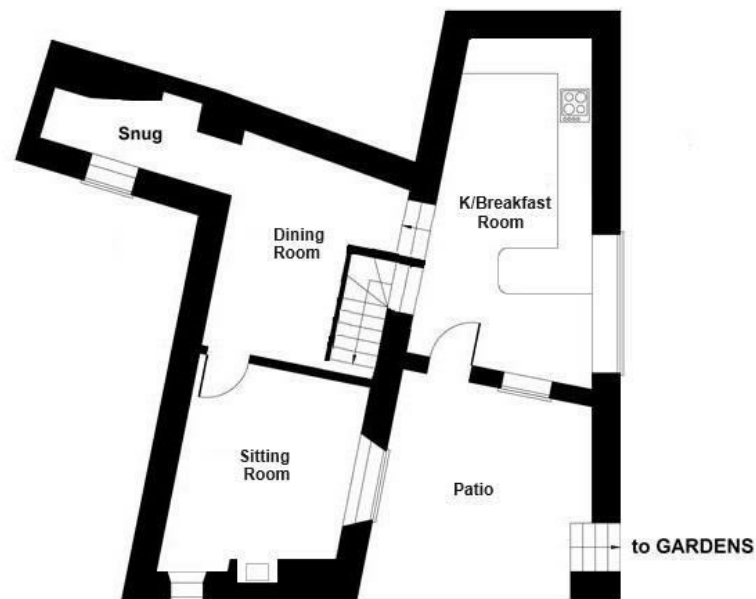




GROUND FLOOR



FIRST FLOOR



SECOND 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		71 83
(81-91) B		
(69-80) C		
(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 (CO ₂) 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		
England & Wales		
EU Directive 2002/91/EC		