



25 Quakers Lane, Richmond, North Yorkshire, DL10 4BQ
£225,000



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A RARE FIND! Located close to the TOWN CENTRE of Richmond, this contemporary yet full of character TWO Bedroomed End of terrace property is offered to the market with NO ONWARD CHAIN. Boasting an attractive private enclosed walled COURTYARD and WORKSHOP/STORE (potential for extra accommodation such as garden room, office etc)., viewing comes HIGHLY RECOMMENDED.

ENTRANCE RECEPTION

Period door leading into entrance reception with stripped and newly painted staircase to first floor. Period door to lounge.

LOUNGE 3.976 x 3.360 (13'0" x 11'0")

Spacious Lounge having UPVC sash window to front, period style radiator, stripped wood flooring, wood panelling to part walls. The main focal point being the Inglenook recessed fireplace with stone hearth incorporating a log burning stove with floating Oak mantle. Period door to understairs storage cupboard (useful larder) and further door to kitchen. TV and telephone points.

KITCHEN 4.582 x 1.987 (15'0" x 6'6")

Fitted with an attractive range of base, drawer and wall units with block wood worktops, single drainer fed by mixer tap. 5 ring SMEG stainless steel RANGE COOKER with gas hob and below oven and grill. Tiling to splash areas, slate effect tiled floor, beams to ceiling and period style radiator. UPVC windows to side and rear with door to rear path and outdoor space. Bespoke recessed area.

FIRST FLOOR LANDING

Stripped and painted floorboards, central heating radiator, doors to bedrooms and house bathroom/w.c.

BEDROOM 1 4.281 into recess x 3.272 (14'0" into recess x 10'8")

Spacious room having 2 UPVC sash windows to front. Stripped and painted floorboards. Over stairs storage cupboard with rail. Period radiator.

BEDROOM 2 2.446 x 2.101 (8'0" x 6'10")

Step down into room having UPVC windows to rear and side. Useful bedroom, nursery or office space. Central heating radiator.

FAMILY BATHROOM/W.C

Three piece suite; shaped panelled bath with shower screen and electric shower, central mixer tap and sprout, contemporary oval hand basin with mixer tap, vanity unit with storage, low level w.c, period style radiator with chrome tubing. Natural travertine stone tiling to part walls and floor, UPVC window to rear.

EXTERNALLY

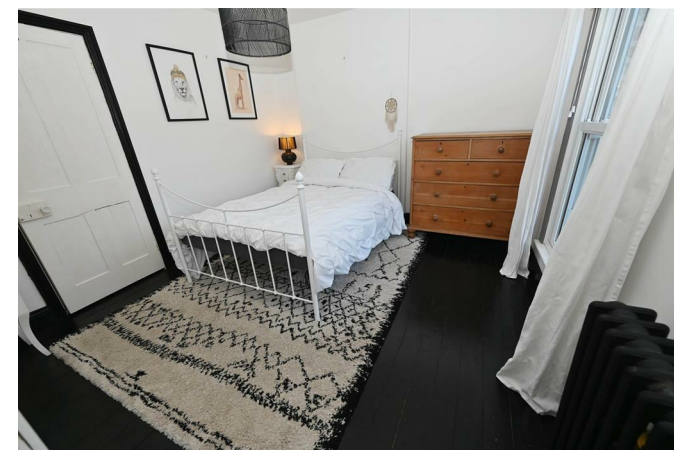
From the rear door, a path leads to double gates under an archway to the private courtyard which is a perfect spot for entertaining being paved with a corner flower and shrub bed. Outside water tap. French doors lead into the workshop/store.

WORKSHOP

With up and over door, power and light. Potential to convert to a garden room subject to the necessary regulations. Please note there is no access to the workshop with a vehicle or parking.

NOTES

COUNCIL TAX BAND B



£225,000



FIRST FLOOR



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C		
(55-68) D	63	
(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 CO2 emissions	59	89
(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 CO2 emissions		

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