



30 Bargate, Richmond, DL10 4QY
Offers over £200,000





LOUNGE 5.330 x 4.606 (17'5" x 15'1")

Wood front door with glass insert leading into the lounge. Sash windows to the front with secondary glazing. This used to be one large room and now has a dividing stud wall which can easily be removed. Central heating radiator. Recess area with shelving and TV point. Pine stripped door leading into study (which can form part of the overall room) - central heating radiator and telephone point. Pine door leading into inner lobby.

INNER LOBBY

Stairs to first floor and glass sliding door to kitchen.

KITCHEN 4.342 x 2.031 (14'2" x 6'7")

Porcelain one and half sink unit fed by mixer tap, fitted with a range of base and drawer units with worktop surfaces, gas cooker point, plumbing for dishwasher or automatic washer. Tiling to splash areas, central heating radiator, wall mounted WORCESTER COMBINATION BOILER. UPVC window to rear, recessed under stairs area ideal for fridge/freezer. Door to pantry having shelving. Glass panelled door leading to the side lobby.

SIDE LOBBY 1.129 x 3.093 (3'8" x 10'1")

Plumbing for automatic washer, wood door giving access to the rear. Double glazed glass ceiling bringing in natural light. Power points.

FIRST FLOOR LANDING

Single glazed window to side. Doors to bedrooms and bathroom/w.c.

BEDROOM 1 3.152 x 4.167 (10'4" x 13'8")

Sash window to front with secondary glazing. Central heating radiator, built in cupboard with shelf and rail. Further built in single wardrobe with shelf and rail. Loft hatch giving access to roof void.

ENSUITE

Panelled bath with mixer taps and shower attachment, hand basin with below vanity cupboard, low level w.c, central heating radiator, tiling to splash areas and window to rear. Useful built in linen cupboard.

BEDROOM 2 3.385 x 3.560 (11'1" x 11'8")

Sash window with secondary glazing to the front of the property. Central heating radiator, built in wardrobes with shelf and rail.

BATHROOM W.C

Panelled bath with mixer tap, pedestal hand basin, low level w.c, tiling to splash areas, central heating radiator and window to rear.

EXTERNALLY

To the rear of the property is a paved area with steps and wrought iron railings which lead to the garden. A country cottage style garden with a variety of flower and shrub borders, laid to lawn with a hard standing area and timber shed.

To the right hand side of the property there is a stone arch with wrought iron gate giving access to a shared passageway for bin access.

Notes

Property is not listed but sits within the conservation area.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(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		
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Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC