



10 Wellington Place, Richmond, Yorkshire, DL10 4AP
Offers over £325,000



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Huge 134sqm (1,442sqft) of Wonderful 'TARDIS CHARACTER': 6.56m (21'6") Sitting Room with multi-fuel stove, large Dining Room, Kitchen/Breakfast Room, Sunroom, Utility Room & large Storeroom; 3 Double Bedrooms & 2 Bath/Shower Rooms. Enclosed Patio - CHARACTER EVERYWHERE & Essential Viewing.

VERY CENTRAL - Just a short walk from the marketplace. Richmond is an historic Georgian market town of unique character & beauty, situated on the edge of the beautiful Yorkshire Dales National Park, Richmond – The Rough Guide to Britain describes the town as 'AN ABSOLUTE GEM' - a beautiful place to live.

There is excellent A1(M) & A66 access at Scotch Corner (4.5 miles), & mainline rail station at Darlington under 14 miles: LONDON Kings Cross 2 hours 20 minutes.

NEW Gas Boiler July 2025.

DINING ROOM 4.59m x 4.02m (15'0" x 13'2")

Including staircase to first floor with cupboard under. Pine floor & beamed ceiling, exposed brickwork & fireplace feature with side shelving & nook. Recessed & shuttered sash window to front & door to:

Part-vaulted KITCHEN/BREAKFAST ROOM 4.27m x 3.12m (14'0" x 10'2")

Fitted with a range of wall & floor units with worktops & inset sink; integrated gas hob with extractor over, eye-level oven/grill, integrated fridge & freezer, & plumbing for dishwasher. Pine flooring, exposed stonework & heavy truss-beamed ceiling with 2 double-glazed Velux windows. Door & recessed double-glazed window to rear, open to INNER HALL & doorway to:

SUNROOM 2.76m x 2.59m (9'0" x 8'5")

Oak flooring, double-glazed Velux window & double-glazed French doors with side screens opening on to the patio. Double doors to SITTING ROOM & door to:

UTILITY ROOM 2.14m x 1.65m (7'0" x 5'4")

Fitted wall & floor units with worktop & plumbing for washing machine under. Oak flooring, Worcester gas boiler & double-glazed Velux window.

SITTING ROOM 6.56m x 3.92m (21'6" x 12'10")

A huge room with brick chimney & fireplace with multi-fuel stove. Double-glazed window to rear, roof-light & doors to STOREROOM &:

BATH/SHOWER ROOM 2.50m x 1.83m (8'2" x 6'0")

Panelled bath with shower-bar over, washbasin & WC. Down-lighting & window to rear.

STOREROOM 4.44m max x 1.09m (14'6" max x 3'6")

Light & power, nook & roof-light.

Double BEDROOM 1. 4.18m max (3.57m) x 3.97m (13'8" max (11'8") x 13'0")

...or 3rd RECEPTION ROOM. Brick chimney with feature fireplace & built-in side cupboard. Beamed ceiling & recessed & shuttered sash window to front.

SHOWER ROOM 2.71m x 1.40m (8'10" x 4'7")

Shower with shower-bar, cupboard & drawer unit with inset washbasin, & WC. Wall panelling & roof-light.

FIRST FLOOR LANDING

Recessed double-glazed window to rear.

Double BEDROOM 2. 4.78m max (3.58m min) x 4.03m (15'8" max (11'8" min) x 13'2")

Beamed ceiling & exposed brick chimney breast. Dressing area & recessed double-glazed windows to front & rear.

Double BEDROOM 3. 3.98m x 3.61m (13'0" x 11'10")

Beamed ceiling & recessed double-glazed sash window to front.

OUTSIDE

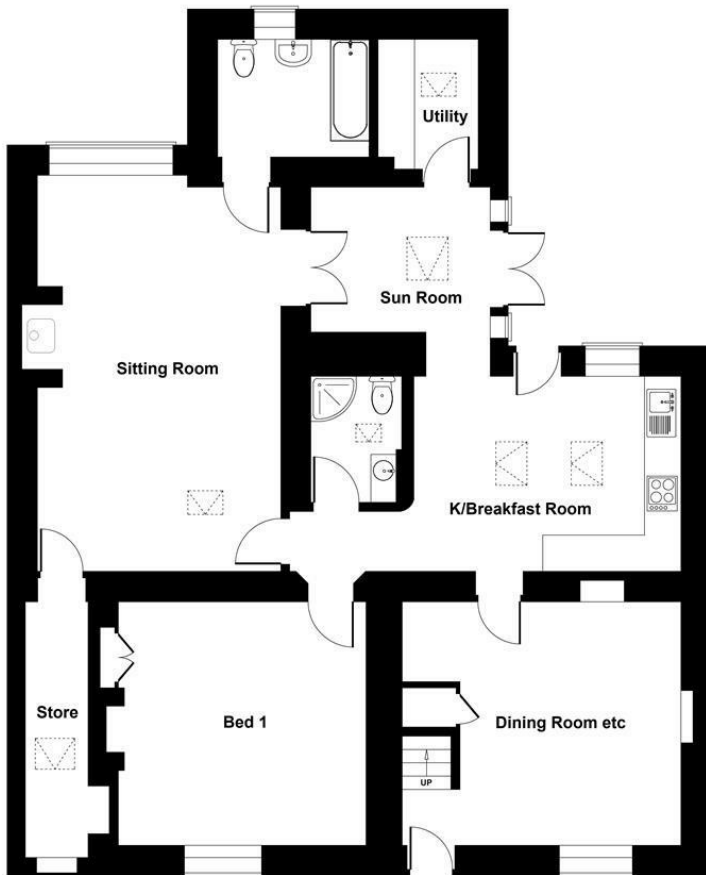
Screened & enclosed patio with cold-water tap. Gate to rear & further hard-standing area.

NOTES

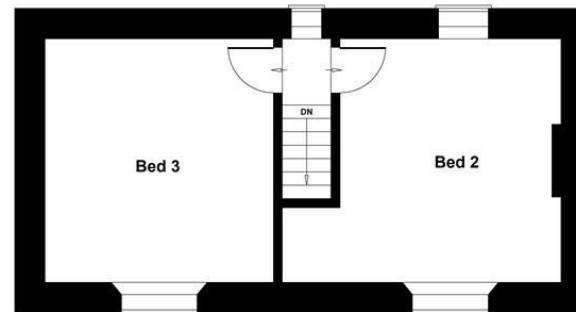
- (1) Freehold
- (2) Council Tax Band: D
- (3) EPC: 65-D
- (4) NEW Gas Boiler July 2025.
- (5) Mains Water, Electricity, Gas & drainage



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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.
 Produced by Potterplans Ltd. 2025



FIRST FLOOR

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 (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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