



52 Frenchgate, Richmond, North Yorkshire, DL10 7AG
Asking price £499,950



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CLASSIC Victorian Space: Great Proportions, High Ceilings & STUNNING VIEWS. 236sqm/2,540sqft of accommodation in one of Richmond's most sought after 'Old Town' Central Locations. Superb SITTING ROOM with lovely views, LOUNGE or MUSIC ROOM etc. & Aga KITCHEN & DINING ROOM with PANTRY & STORE. On the 1st & 2nd floors are 5 large BEDROOMS (4 Doubles & a 3.45m/11'3" Single/OFFICE). There's a WASHROOM on the ground floor, 2 BATHROOM/SHOWER ROOMS & a further washbasin in BEDROOM 3. South-East GARDEN & TERRACE with those VIEWS.

Gas central heating. VERY HIGHLY RECOMMENDED

RICHMOND is an historic Georgian market town of unique character & beauty, centred around its imposing Norman Castle (whose walls & keep are now the cobbled Market Place) & is situated on the edge of the beautiful Yorkshire Dales National Park. In the immediate vicinity are great Walks & Cycling, the River Swale (Fly Fishing) & the Market Place. There is Excellent access A1(M) & A66 at Scotch Corner (under 5 miles) & LONDON Kings Cross (about 2 hours 20 minutes) via Darlington mainline station - about 13 miles.

VESTIBULE

Mosaic flooring.

Long HALL

Staircases to lower ground & first floors & door to:

WASHROOM

Washbasin & WC. Window to rear.

Lower Ground Floor

HALLWAY

Built-in STORE with rear window & Viessmann gas boiler. Doors to the Terrace &:

KITCHEN & DINING ROOM (VIEWS) 4.98m x 4.06m & 4.17m x 2.14m (16'4" x 13'3" & 13'8" x 7'0")

Recessed Aga with built-in side cupboards & Dolly Maid. Window to rear & doorway to rear Kitchen with wall & floor units & worktops with sink. Plumbing for dishwasher & washing machine. Windows to side & rear & door to the Terrace.

PANTRY & STORE 5.05m x 1.80m overall (16'6" x 5'10" overall)

Ground Floor

SITTING ROOM (BIG VIEWS) 6.10m into bay x 4.22m (20'0" into bay x 13'10")

A wonderful light room with a wide rear 'viewing bay window' & superb views. Fireplace with 'living-flame' gas fire, Pine flooring & 3.21m/10'6" corniced ceiling.

LOUNGE 4.84m x 4.19m (15'10" x 13'8")

An ideal FAMILY ROOM or MUSIC ROOM etc with fitted cupboards, open fireplace with cast iron grate & 3.17m/10'4" corniced ceiling. Window to front.

First Floor

LANDING

Built-in cupboard & window to rear.

BEDROOM 1 (BIG VIEWS) 6.14m into bay (5.20 min) x 4.24m (20'1" into bay (17'0" min) x 13'10")

Fabulous with wide rear 'viewing bay window' & superb views. Cast open fireplace & 2.85m/9'4" corniced ceiling.

BEDROOM 2. 4.82m x 4.24m (15'9" x 13'10")

Cast fireplace & high corniced ceiling. Window to front.

BATH/SHOWER ROOM 3.51m x 1.76m (11'6" x 5'9")

Panelled bath with Mira shower over, inset washbasin & inset WC with built-in cupboards. Window to front.

Second Floor

LANDING

Built-in shelved cupboard with hot-water cylinder. Glazed loft hatch-light with ladder.

BEDROOM 3 (BIG VIEWS) 5.19m x 3.57m (17'0" x 11'8")

Feature cast fireplace & built-in side wardrobes. Window to rear with amazing views.

BEDROOM 4. 4.83m x 3.58m (15'10" x 11'8")

Washbasin & cast grate fireplace Window to front.

BEDROOM 5/OFFICE (BIG VIEWS) 3.45m x 2.45m (11'3" x 8'0")

Cast grate fireplace & window to rear.

SHOWER ROOM 2.49m x 2.44m (8'2" x 8'0")

Shower cubicle, inset washbasin with built-in cupboards & WC. Window to front.

OUTSIDE REAR (BIG VIEWS)

The South-East patio & flower/shrub garden, small lawn, cold-water tap & outside light point.

NOTES

- (1) Freehold
- (2) Council Tax Band: F
- (3) EPC: 59 D
- (4) Mains Water, Gas, Electricity & Drainage



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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO2 emissions</i>		
England & Wales		EU Directive 2002/91/EC

