6 EASBY MEWS

EASBY, NR RICHMOND, DL10 7EU

£250,000

LEASEHOLD

A Well Presented Stone Built Cottage occupying a pleasant courtyard setting close to Richmond. Lounge, Kitchen/Dining Room, Inner Hall, Cloakroom/WC, 3 Bedrooms, En-Suite Shower Room/WC, Family Bathroom/WC, Integral Garage, Electric Heating, UPVC Double Glazing. Council Tax Band D. EER E45. NO ONWARD CHAIN.

NORMAN F.BROWN

Est. 1967

6 EASBY MEWS

• 3 BEDROOMS • WELL PRESENTED • GARAGE • PLEASANT COURTYARD LOCATION • CLOSE TO RICHMOND • ELECTRIC HEATING • UPVC DOUBLE GLAZING • NO ONWARD CHAIN

DESCRIPTION

A Well Presented Stone Built Cottage occupying a pleasant courtyard setting close to Richmond. Lounge, Kitchen/Dining Room, Inner Hall, Cloakroom/WC, 3 Bedrooms, En-Suite Shower Room/WC, Family Bathroom/WC, Integral Garage, Electric Heating, UPVC Double Glazing. Council Tax Band D. EER E45. NO ONWARD CHAIN.

LOUNGE

Coving, wood burner stove with marble hearth and oak beam, electric radiator, telephone point, fitted shelving. Double glazed windows to front. Glazed leaded pine door to Kitchen/Dining Room.

KITCHEN/DINING ROOM

Tiled surrounds, ceramic one and half bowl sink unit with mixer tap, black marble work surfaces, cream cupboards and drawers with chrome handles, built in electric oven and 4 ring gas hob with stainless steel/glass cooker hood over, built in dishwasher, fridge/freezer space, electric radiator, ceiling LED spotlights, ceramic tiled floor. Double glazed window to front. Composite double glazed stable door to front. Glazed leaded pine door to Lounge. Coloured glazed door to Inner Hall.

INNER HALL

Ceramic tiled floor, electric radiator, stairs to first floor. Coloured glazed door to Kitchen. Glazed oak door to WC. Door to Garage.

WC

Wash hand basin with tiled splashback, wc, wall light, extractor fan, plumbing for washing machine, ceramic tiled floor. Glazed oak door to Inner Hall.

GARAGE

Power connected, part ceramic tiled floor, plumbing for washing machine, Door to Inner Hall. Double timber doors to front.

LANDING

Built in cupboards. Double glazed slit window to rear. Double glazed Velux window. Doors to Bedrooms and Family Bathroom.

BEDROOM 1

Coving, pine boarded floor, electric radiator. Double glazed window to front. Doors to En-Suite and Landing.

EN-SUITE SHOWER ROOM/WC

Tiled surrounds, pedestal wash hand basin, electric shaver point, glass shower cubicle, extractor fan, bidet, wc, ceiling LED spotlights, electric radiator, under eaves storage cupboards, ceramic tiled floor. Double glazed skylight. Door to Bedroom 1.

BEDROOM 2

Pine boarded floor, electric radiator, access to loft with drop down hatch, ladder and light. Double glazed windows to front. Door to Landing.

BEDROOM 3

Electric radiator. Two double glazed slit windows to rear. Double glazed Velux window. Door to Landing.

FAMILY BATHROOM/WC

Tiled surrounds, pedestal wash hand basin, panelled bath with electric shower over and glass screen, extractor fan, wc, ceiling LED spotlights, electric radiator, airing cupboard with hot water cylinder. Double glazed Velux window. Door to Landing.

OUTSIDE

Paved path, electric meter box, light, block paved parking space for one car.

SERVICES

Mains electricity and water. Shared septic tank.

GENERAL INFORMATION

Viewing - By appointment with Norman F. Brown.

Tenure - Leasehold - 999 years from 1/7/1982. The title register is NYK 236763. The property cannot be a holiday let. The Easby Mews Management Fund £100 p.a.

Local Authority - North Yorkshire Council – Tel: 0300 1312131 www.northyorks.gov.uk

Broadband and Mobile Phone Coverage – please check using

this website
https://checker.ofcom.org.uk

Property Reference – 18843354

Particulars Prepared – October 2026.

IMPORTANT NOTICE

These particulars have been produced in good faith to give an overall view of the property. If any points are particularly relevant to your interest, please ask for further information or verification, particularly if you are considering travelling some distance to view the property.

All interested parties should note:

i. The particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute an offer or contract or any part thereof.

ii. All measurements, areas or distances are given only as a guide and should not be relied upon as fact.

iii. The exterior photograph(s) may have been taken from a vantage point other than the front street level. It should not be assumed that any contents/furnishings/furniture etc. are included in the sale nor that the property remains as displayed in the photographs.

iv. Services or any appliances referred to have not been tested and cannot be verified as being in working order. Prospective buyers should obtain their own verification.

FREE MARKET APPRAISAL

We will be pleased to provide an unbiased and professional market appraisal of your property without obligation, if you are thinking of selling.

FREE IMPARTIAL MORTGAGE ADVICE

CALL TODAY TO ARRANGE YOUR APPOINTMENT

Our qualified mortgage and financial advisor will be pleased to advise you on the wide range of mortgages available from all of the mortgage lenders without charge or obligation.

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT

A life assurance policy may be required. Written quotation available upon request.

AML POLICY

AML Policy (When an offer is accepted):

In accordance with The Money Laundering Regulations 2017, we are required by law to:

- Verify the identity of all buyers
- Check the Politically Exposed Persons and
- Check the Sanctions registers.
- Verify proof of and source of funds for the purchase - What form that takes depends on your position, but we ultimately need you to provide to us (in the office or via email) evidence of the funding you have in place for the purchase price. That may include proof of deposit, an Agreement in Principle from a lender or if you are a cash buyer, a Bank Statement.

The cost of the Identity verification, PEP & Sanctions register checks are £15 for one person and £25 for two people. We will send you a link to the Guild 365 app (which you will need to download) to complete this.

6 EASBY MEWS

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ADDITIONAL INFORMATION

Local Authority – North Yorkshire Council

Council Tax – Band D

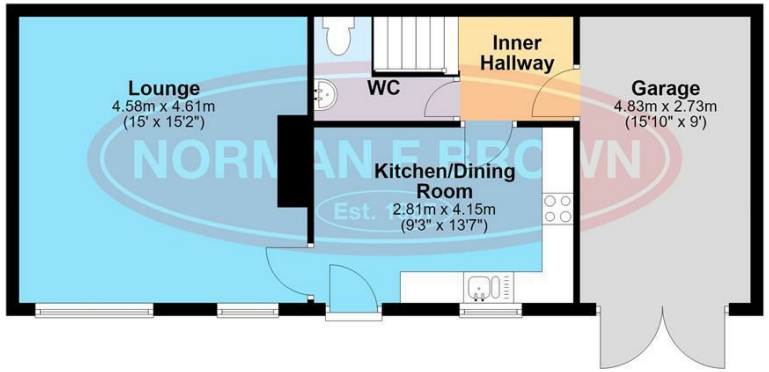
Viewings – By Appointment Only

Floor Area – 1144.00 sq ft

Tenure – Leasehold

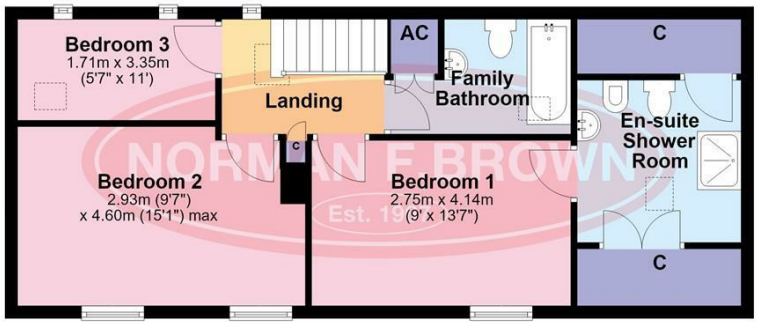
Ground Floor

Approx. 53.5 sq. metres (575.8 sq. feet)

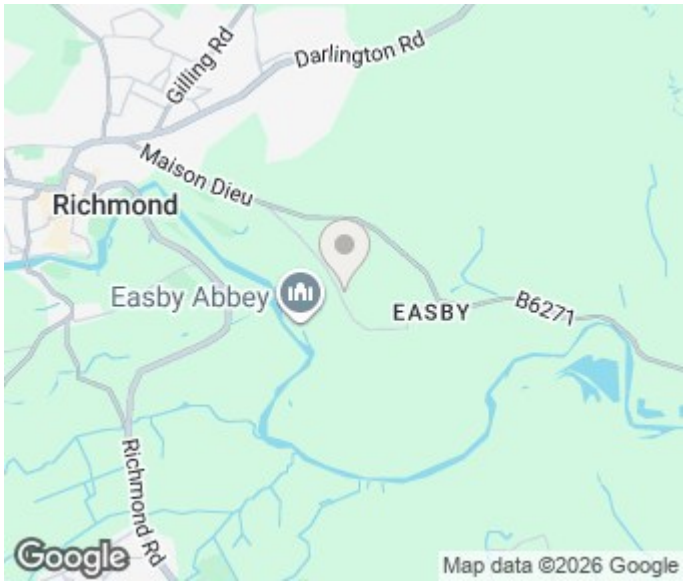


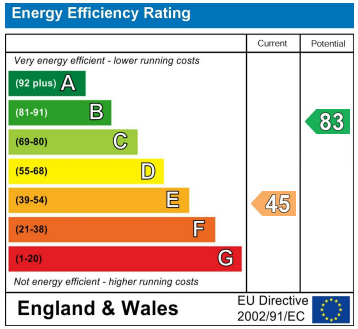
First Floor

Approx. 52.8 sq. metres (568.4 sq. feet)



Total area: approx. 106.3 sq. metres (1144.2 sq. feet)





Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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