



CARVERS
SALES & LETTINGS

Darlington Road
Richmond, DL10 7AW
Price £230,000

Cottage

-  2
-  2
-  1

This period cottage on Darlington Road, Richmond simply must be seen to be appreciated! Situated discretely but easily accessible this is a real hidden gem in open view. Internal accommodation consists of an entrance hallway, ground floor shower room which has been recently refitted, a wonderful living room with exposed chimney brickwork and solid fuel fire, kitchen breakfast room with feature fireplace and an expansive further reception room with a myriad of uses. A rear hallway and storm porch complete the ground floor accommodation. The first floor holds two double bedrooms each with storage solutions. Externally the property offers a stunning private garden hidden from the passing road. With period stonework and features throughout this wonderful home is much more than meets the eye at first glance and definitely worth an in-depth viewing. EPC rating E, North Yorkshire Council tax band C.



- Period Cottage
- Two Reception Rooms
- Two Double Bedrooms
- Modernised and Improved
- Kitchen Breakfast Room
- Private Garden

Buyers Identification Checks

Should a purchaser(s) have an offer accepted on a property marketed by Carver Residential they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your identity, this is not a credit check and will have no effect on credit history. The cost of these checks is £36 inc. VAT per buyer, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.

General Information

Tenure: Freehold

Services: Gas central heating, mains electric, water and drainage.

Double glazing

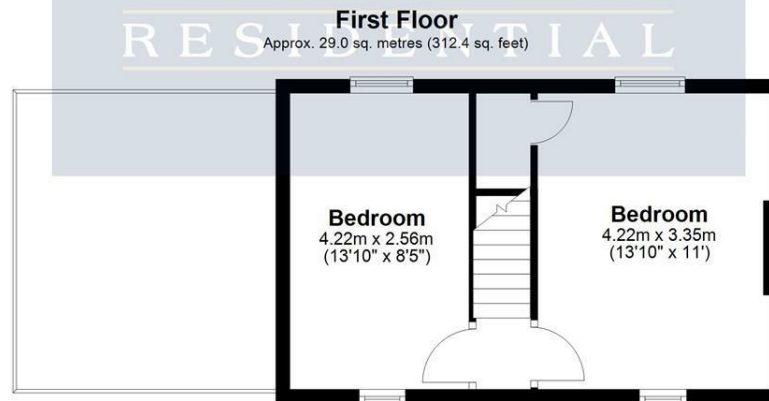
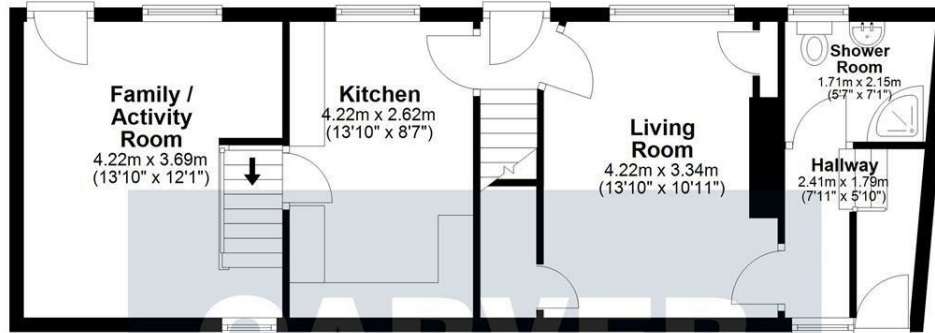
Local Authority: North Yorkshire Council (Tax Banding C)

Property Size Reference

Please note the property size is taken from the Energy Performance Certificate and may not take into account all rooms from the floorplan (due to unheated space not being calculated e.g. this may potentially exclude a conservatory and/or garage)



Ground Floor
Approx. 54.1 sq. metres (582.7 sq. feet)



Total area: approx. 83.2 sq. metres (895.1 sq. feet)
52 Darlington Road, Richmond

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		47	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances.
The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as statements or representations of fact and any intending purchaser must satisfy themselves by inspection or otherwise to the correctness of each of the statements contained in these particulars. The vendor does not make or give, and neither Carvers nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.