



15 Frenchgate, Richmond, DL10 4HZ  
Offers over £200,000

# 15 Frenchgate, Richmond, DL10 4HZ

This delightful Grade II listed terrace property offers a unique blend of character and modern living. With two spacious double bedrooms, each boasting its own ensuite bathroom, this home is perfect for those seeking comfort and convenience.

The property is ideally situated just a stone's throw away from a vibrant marketplace, providing easy access to a variety of local shops, restaurants, and a cinema, making it an excellent choice for those who enjoy the buzz of community life.

Offered for sale with no onward chain, this property presents a rare opportunity for buyers looking to move in without delay. It is essential to view this charming home to fully appreciate its appeal and the lifestyle it offers. Don't miss out on the chance to make this character property your own in the heart of Richmond.

## HALLWAY

Having a sliding sash window to the front with a fitted window seat, understairss store cupboard, electric radiator, spot lights, door to bedroom 2 and inner hallway.

## STORE 1.56m x 0.78m (5'1" x 2'6")

With light point.

## BEDROOM 2. 5.21m max x 3.20 max (17'1" max x 10'5" max)

A 'narrowing room' with two sliding sash windows to the front, storage nook, spot lights, electric radiator, and wooden effect flooring. A door leads into the ensuite

## EN SUITE

Having a shower cubicle with electric shower, w.c, wash hand basin in a vanity unit with a handy storage drawer. Part tiled walls, extractor fan and electric towel radiator.

## INNER HALLWAY

With stairs leading to the first floor

## FIRST FLOOR LANDING

## BEDROOM 1. 4.64m x 3.41m max (15'2" x 11'2" max)

A 'narrowing room' with fitted wardrobes and fitted shelving unit. Sliding sash window to the front, electric radiator and spot lights.

## EN SUITE

Having a shower cubicle with electric shower, wash hand basin set in a vanity unit with a cupboard beneath, electric towel radiator and an extractor fan.

## INNER HALLWAY

With stairs leading to the upper floor.

## UPPER FLOOR

## LOUNGE & KITCHEN 7.74m x (4.28m max) 2.50m min (25'4" x (14'0" max) 8'2" min)

A 'narrowing room' with two sliding sash windows to the front and a window to the rear, glass balustrade, electric radiator, spot lights and tv aerial point.

A breakfast bar seperates the lounge from the kitchen. The kitchen area is fitted with a range of base and drawer units with worktops, built in wine rack, one and a half bowl stainless steel sink unit with mixer tap over, tiled splashback, electric cooker and hob, stainless steel extractor hood. There is space for an under counter fridge and freezer, a loft hatch provides access into the roof void.

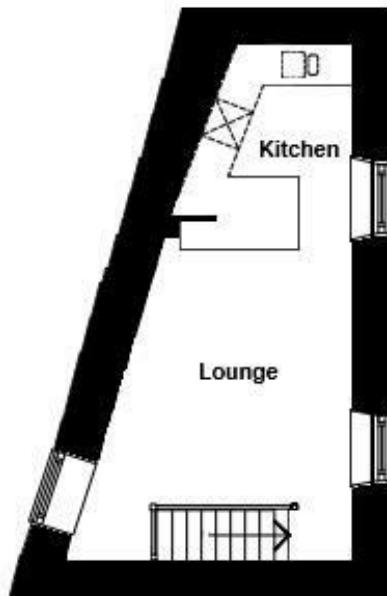
## NOTES

- \* Planning permission has been granted from shop premises to residential, see planning decision no ZD24/0035/LBC, final sign off pending.

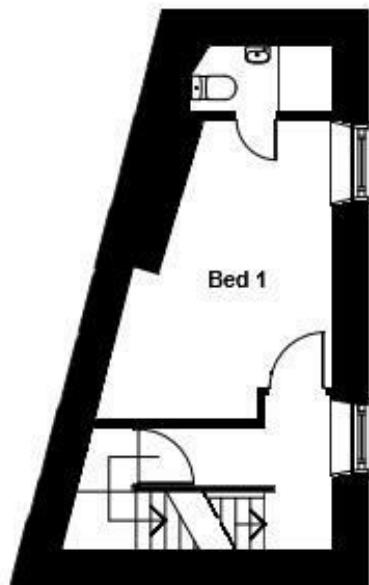
- \* Council Tax Band C



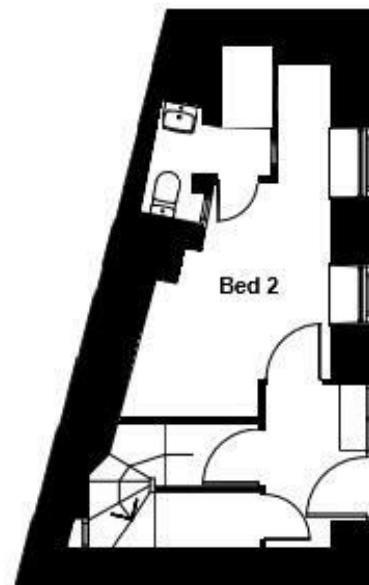
**OFFERS OVER £200,000**



UPPER FLOOR



FIRST FLOOR



GROUND FLOOR

