



25B Frenchgate, Richmond, North Yorkshire, DL10 4HZ
£795

ACCESS

A metal staircase leads to the first floor apartment.

KITCHEN 3.602 x 3.383 (11'9" x 11'1")

Wooden door with glass insert leading into the kitchen.

Single drainer fed by mixer tap, a range of base, drawer, wall and display units with worktop surfaces. Electric cooker with four ring ceramic hob and double oven, black glass splash back and above extractor. Plumbing for automatic washer, central heating radiator and larder storage unit, down lighting, laminated floor and fixed point smoke alarm system.

INNER LOBBY

Stairs to first floor, central heating radiator, useful under stairs storage cupboard and walk through to Dining Room.

DINING ROOM 3.270 x 3.481 (10'8" x 11'5")

Single glazed window to rear and central heating radiator.

LOUNGE 5.461 x 3.647 (17'10" x 11'11")

Sash windows to front with book shelving below the window sills, central heating radiator and TV and Sky point. Feature fireplace surround with electric fire and pebbled stones. Built in cupboard with shelves.

FIRST FLOOR

Built in cupboard with shelves and UPVC window to rear.

BEDROOM 1 3.667 x 3.629 (12'0" x 11'10")

UPVC sash window to front, central heating radiator and door to en-suite.

EN-SUITE

Panelled bath with screen, mixer taps and above shower, shower boarding to splash areas, pedestal hand basin, low level w.c, heated chrome towel rail, extractor fan and sash window to front.

BEDROOM 2 3.465 x 3.354 (11'4" x 11'0")

UPVC window to rear, central heating radiator, loft hatch with access to roof void. Door to en-suite.

EN-SUITE

Corner shower with shower boarding, wall mounted shower bar, low level w.c, hand basin, tiling to

splash areas, extractor fan and heated chrome towel rail.

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 (CO ₂) 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		
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Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	