



29 Frenchgate, Richmond, DL10 4HZ  
Asking price £185,000





## 29 Frenchgate, Richmond, DL10 4HZ

STUNNING Duplex Apartment with 2 double En Suite Bedrooms, Sitting Room with Views, large Dining Room, equipped Kitchen/Breakfast Room & Utility/WC. Ideal AirBnB, Lock-&-Leave or Investment Property. NB 1: Gross Yearly Income TBC, NB 2: For Sale with ALL FIXTURES & FITTINGS.

Richmond is an historic market town centred on its imposing Norman Castle, whose walls & keep are now the cobbled Market Place. The town is one of the most picturesque & rewarding places to live & work in the Country. The Rough Guide to Britain describes Richmond as "an absolute gem".

NB 1: Gross Yearly Income TBC

NB 2: For Sale with ALL FIXTURES & FITTINGS.

### ENTRANCE VESTIBULE

Stairs with glass balustrade to:

**DINING ROOM 4.61m x (3.63m max) 2.66m (15'1" x (11'10" max) 8'8")**

Feature recessed ceiling moulding with downlighting. Bow window to side.

### INNER HALL

Staircase to upper floor.

**UTILITY 1.61m x 1.18m (5'3" x 3'10")**

Washbasin & WC, plumbing for washing machine & window to rear. Limestone flooring.

**KITCHEN/BREAKFAST ROOM (Views) 4.83m min x (2.75m max) 2.24m (15'10" min x (9'0" max) 7'4")**

Wall & floor units with cupboards & worktops with 1 & ½ bowl sink; integrated gas oven & hob with Franke stainless steel extractor, integrated microwave, fridge, freezer & Bosch dishwasher. Breakfast 'table'. Baxi gas 'combi' boiler. Oak flooring, recessed ceiling moulding with downlighting & recessed double-glazed window to front.

**SITTING ROOM (Views) 5.12m into bay-seat x 2.98m (16'9" into bay-seat x 9'9")**

A superb room with wide double-glazed bay window-seat to front. Focal contemporary fire feature, built-in cupboard & recessed ceiling moulding with downlighting.

### UPPER FLOOR

**Double BEDROOM 1 (Views) 3.39m x 3.23m min (11'1" x 10'7" min)**

Recessed ceiling moulding with downlighting, recessed double-glazed window to front & door to:

**EN SUITE BATH/SHOWER ROOM 2.36m x 1.91m (7'8" x 6'3")**

Panelled bath with shower over, twin Granite inset washbasins & 'floating' WC. Cupboard unit & recessed double-glazed window to front.

**EN SUITE DRESSING ROOM 3.04m max (1.94m) x 2.35m (9'11" max (6'4") x 7'8")**

Downlighting & double-glazed Velux window.

**Double BEDROOM 2. 3.60m x 3.21m (11'9" x 10'6")**

Recessed ceiling moulding with downlighting, recessed windows to side & door to:

**EN SUITE SHOWER ROOM 2.70m x 1.26m (8'10" x 4'1")**

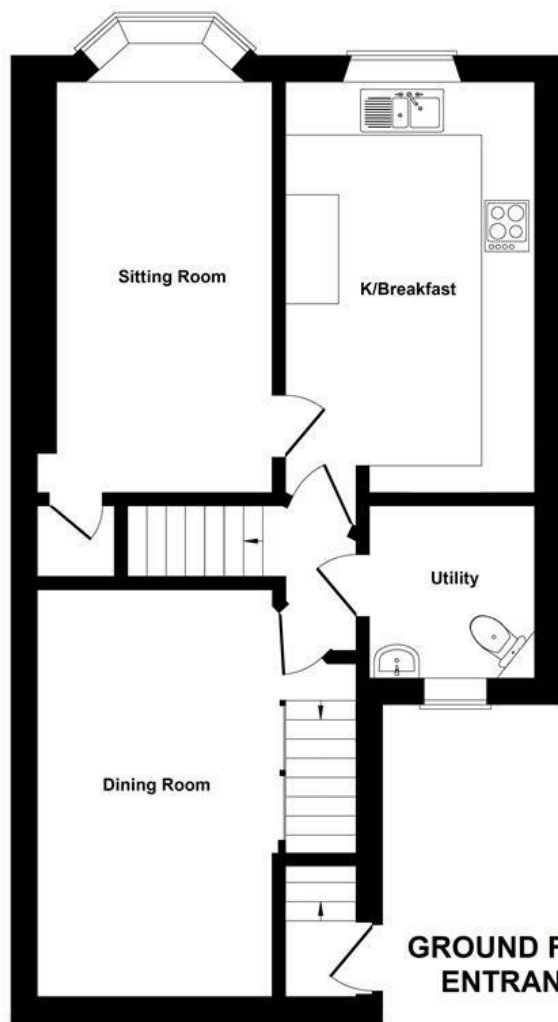
Full-width shower area, 'floating' washbasin & WC. Recessed double-glazed window to side.

### NOTES

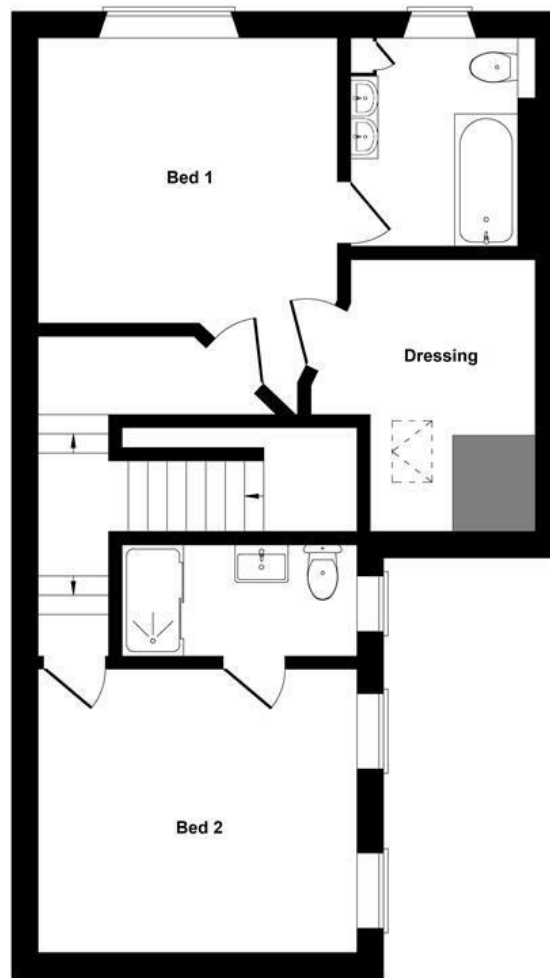
- (1) LEASEHOLD – NEW 999 year Lease to be set up
- (2) EPC: TBC
- (3) Council Tax: B
- (4) Mains Gas, Electricity, Water & Drainage
- (5) Gross Yearly income TBC



**ASKING PRICE £185,000**



FIRST FLOOR



UPPER FLOOR

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY  
 All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.  
 Produced by Potterplans Ltd. 2025

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>93</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>75</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

England & Wales

EU Directive  
2002/91/EC



## Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		

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