



11 Tower Street, Richmond, DL10 4QW
Offers over £210,000

ENTRANCE

Front door leading into entrance having stairs to first floor and door to lounge.

LOUNGE 4.385 x 3.357 max (14'4" x 11'0" max)

Bow window to front with window seat. Feature wood fireplace surround with cast iron period insert and decorative tiled hearth incorporating an open fire. Electric storage heater, useful built in storage cupboard, door to inner lobby.

INNER LOBBY

Useful under stairs storage cupboard, light with shelving, electric storage heater, beautiful curved feature wall leading to a external side door giving access to steps down to the coal bunker/cellar. Doors to kitchen/breakfast room and downstairs shower room.

KITCHEN/BREAKFAST ROOM 3.174 x 3.055 (10'4" x 10'0")

Belfast sink unit with over counter wood block worktops, base and drawer units with wine rack storage and shelving. Recessed area for fridge, four ring electric hob with below oven and void for washing machine. Quarry tiled floor, electric storage heater, window to side and down lighting.

SHOWER ROOM / W.C

Walk in curved shower cubicle, low level w.c, pedestal hand basin, decorative tiling to splash areas, natural stone effect tiling to shower area, heated chrome towel rail, wood block plinth, down lighting, Lino flooring and recessed area with window.

FIRST FLOOR LANDING

Loft hatch and electric wall heater.

BEDROOM 1 3.393 x 4.688 (11'1" x 15'4")

Window to the rear enjoying views across Richmond and Countryside beyond. Pedestal hand basin with tiling to splash areas, wall mounted storage heater. Loft hatch.

BEDROOM 2 3.774 x 3.258 (12'4" x 10'8")

Window to front enjoying views of the castle. Electric wall mounted storage heater, built in cupboards (one set double with sliding doors).

W.C

Low level w.c, hand basin with decorative tiling to splash areas and window to side.

COAL BUNKER/CELLAR

With power and light - A useful space which does require modernising.

COAL STORAGE SHED

Useful

RIGHTS OF ACCESS

There is a courtyard which allows rights of access to a gate which leads to Castle Walk - please note the courtyard does not form part of the property ownership.

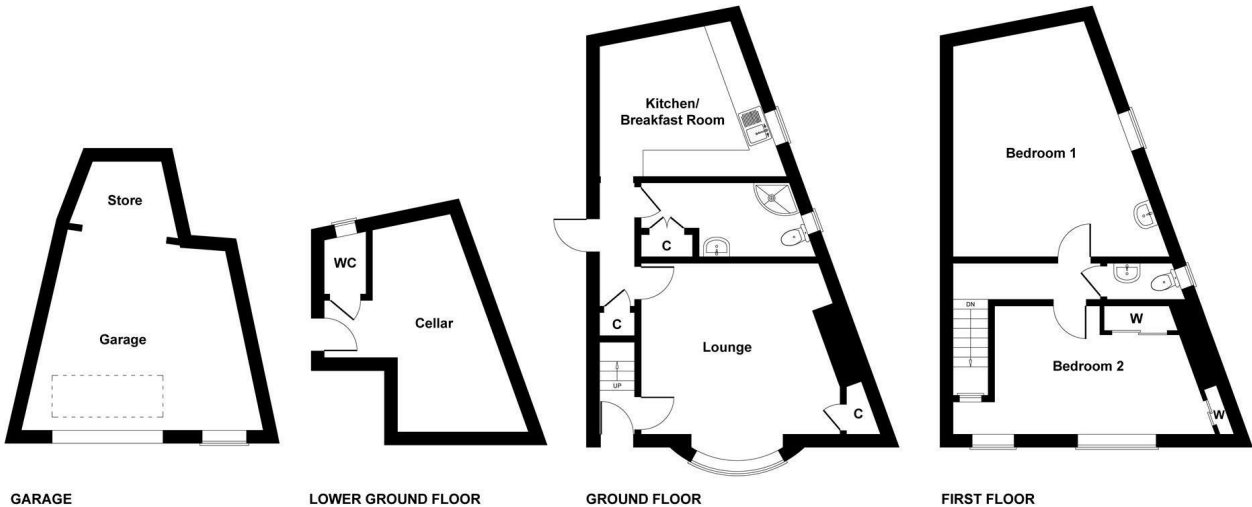
GARAGE 4.221 x 4.052 (13'10" x 13'3")

With up and over door, power and inspection pit. Workshop area with shelving.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	34	
(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		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		

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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.
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