



The Old Wood Store, Wellington Place, Richmond, DL10 4AP
£750 Per calendar month

ENTRANCE HALL

With useful built-in understairs cupboard, QuickStep flooring and doors to lounge and kitchen/breakfast room.

KITCHEN/BREAKFAST ROOM

Newly refurbished with 1810 Company composite one-and-a-half sink unit fed by swan-neck mixer tap, attractive wall, floor and pan/drawer units with Duopal white marble style worktop surfaces and upstands. Whirlpool induction four-ring hob and oven with black glass splashback and contemporary touch extractor hood. Plumbing for automatic washing machine, integrated Hotpoint fridge/freezer and recess breakfast bar. Double-glazed sash windows to front bringing in an abundance of natural light. Wall-mounted temperature-controlled electric heater. QuickStep flooring.

Please note that there is a Zanussi washing machine which will be left at the property, but will not be the landlord's responsibility to maintain or replace.

LOUNGE

A beautiful room having double-glazed sash windows to front and side elevations bringing in an abundance of natural light. Telephone and Sky points, useful cupboard with shelving, and wall-mounted temperature-controlled electric heater. Stairs to first floor landing.

FIRST FLOOR LANDING

A spacious landing with double-glazed sash window to rear providing plenty of natural light. Loft hatch to the roof void.

BEDROOM 1

Double-glazed sash windows to front and rear, the rear enjoying rooftop views towards the Greyfriars Tower. Fitted wardrobe with newly installed pressurised hot water tank. Temperature-controlled electric heater.

BEDROOM 2

Double-glazed sash windows to front and side elevations providing plenty of natural light and having rooftop views. Built-in single wardrobe and temperature-controlled electric heater.

BATHROOM/SHOWER ROOM/W.C

Newly fitted contemporary style bathroom with closed-cupboard W.C., panelled bath with Grohe shower and glass screen, hand basin with mixer tap and vanity cupboard beneath, heated towel rail, illuminated mirror, Karndean flooring, downlighting, marble effect tiling to walls with extractor fan and double-glazed sash window to rear.

STORAGE

A useful space for storage of black bin and recycling bins. Is right of way for neighbouring property.

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		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	