



# CARVERS

SALES & LETTINGS

Castle Terrace

Richmond, DL10 4JP

Guide price £219,000

House - Terraced



This little gem must be seen to be appreciated and comes to market CHAIN FREE. Nestled in the shadow of the Norman Richmond Castle and a short stroll from the cobbled town centre market square this period, Grade II listed property is packed with period features and charm. The property also sits a short distance from the River Swale with its picturesque views and setting. Internal accommodation consists of an entrance porch, living room and kitchen to the ground floor with two good sized bedrooms and a bathroom to the first floor which extends over the archway adjoining the property. Externally the property offers an enclosed courtyard rear garden with the castle peeking over the boundary wall. With cast iron log burning fire, ceiling beams and period glazing and flooring the property has character and history in abundance, making this the ideal first purchase cottage or holiday let, EPC rating D, North Yorkshire Council tax band C. Please be aware of second home stamp duty implications should this be the case upon purchasing.



- Period Property
- Two Bedrooms
- Grade II Listed
- Located in the shadow of Richmond Castle
- Courtyard Garden
- Period Features Throughout

#### GENERAL INFORMATION

Tenure: Freehold

Services: Gas central heating, mains electric, water and drainage.

Local Authority: North Yorkshire Council (Tax Banding C)

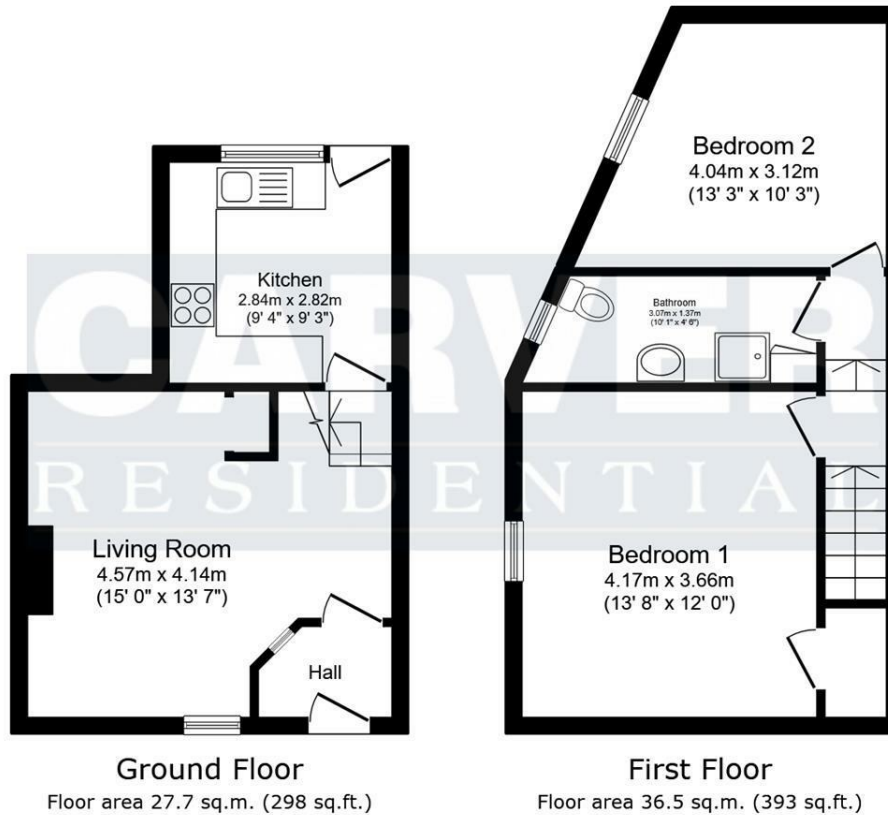
#### Buyer Identification Charge

Should a purchaser(s) have an offer accepted on a property marketed by Carver Residential they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your identity, this is not a credit check and will have no effect on credit history. The cost of these checks is £36 inc. VAT per buyer, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.

#### Property Size Reference

Please note the property size is taken from the Energy Performance Certificate and may not take into account all rooms from the floorplan (due to unheated space not being calculated e.g. this may potentially exclude a conservatory and/or garage)





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>89</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>62</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC

Property size taken from EPC  
656.00 sq ft

Total floor area: 64.2 sq.m. (691 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

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