



16 Millgate, Gilling West, Richmond, DL10 5JQ  
£229,950



# 16 Millgate, Gilling West, Richmond, DL10 5JQ

Set in the charming village of Gilling West, Richmond, this delightful end-terraced cottage offers a perfect blend of comfort and character with two well-proportioned bedrooms.

Upon entering, you are welcomed into a spacious lounge that provides an inviting atmosphere. The large rear garden is a standout feature, offering ample outdoor space for gardening, play, or simply enjoying the fresh air. It is a wonderful spot for summer barbecues or quiet evenings under the stars.

Benefiting from a new Worcester oil boiler installed in February 2026, complete with a seven-year guarantee, ensuring warmth and efficiency for years to come. This practical upgrade adds to the overall appeal of the home.

Situated in a sought-after village location, this property benefits from a friendly community and the tranquility of rural life, while still being conveniently close to local amenities. Whether you are looking for a permanent residence or a weekend getaway, this cottage presents an excellent opportunity to embrace the idyllic lifestyle that Gilling West has to offer.

## LOUNGE / DINING ROOM 5.55 x 4.60 (18'2" x 15'1")

With a log burning stove, bay window with a window seat, additional window to the front and one to the side. Two central heating radiators, exposed ceiling beams and staircase leading to the first floor. A door leads into the kitchen.

## KITCHEN 3.87 x 3.38 (12'8" x 11'1")

Fitted with a range of wall, base and drawer units with worktops, sink unit with mixer tap over, electric cooker and hob with an extractor over, built in microwave, integrated dishwasher, over fridge cupboard with space for a fridge freezer, under the stairs store cupboard, central heating radiator and spot lights. There is a double glazed window to the rear and the side and a glazed door leads out to the rear garden.

## FIRST FLOOR

### LANDING

With a window to the rear, central heating radiator and loft hatch providing access into the roof void.

## BEDROOM 1 3.86 x 3.08 (12'7" x 10'1")

A double bedroom with a double glazed window to the front, central heating radiator and a built in cupboard over the stairs.

## BEDROOM 2 3.28 x 2.51 (10'9" x 8'2")

A double bedroom with a double glazed window to the front and a central heating radiator.

## SHOWER ROOM 1.71 x 1.62 (5'7" x 5'3" )

With a corner shower cubicle, w.c, wash hand basin with a vanity cupboard beneath, part tiled walls, towel radiator and a double glazed window to the rear.

## EXTERNALLY

To the rear of the property there is a large garden comprising of a patio area, lawn, mature shrubs and trees, including a plumb tree. External electric socket and Worcester oil boiler which was installed in February 2026 and comes with a 7 year guarantee.

A gate to the side of the property gives access to the front of the house.

## NOTES

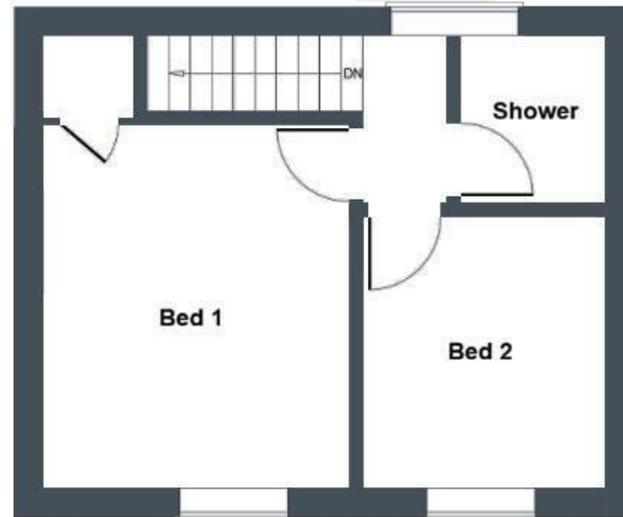
- \* FREEHOLD
- \* COUNCIL TAX BAND
- \* NUMBER 14 MILLGATE HAS RIGHT OF WAY OVER THE REAR OF THE PROPERTY TO ACCESS THEIR BACK DOOR.



**£229,950**



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY



FIRST FLOOR

### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>79</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>45</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		

**England & Wales**

EU Directive  
2002/91/EC



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

	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(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>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		

**England & Wales**

EU Directive  
2002/91/EC



