



# CARVERS

SALES & LETTINGS

Maison Dieu

Richmond, DL10 7AU

Offers in the region of £139,000

Cottage



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Offered CHAIN FREE is this wonderfully located cottage in central Richmond. A period property (Grade II listed) located on Maison Dieu and located short stroll from Richmond market place, the property is ideal for use as an Air B+B after updating and can be crafted into the perfect weekend retreat. Internal accommodation consists of an internal porch, spacious living room with doorway to staircase and a kitchen breakfast room completed the ground floor. The first floor holds two double bedrooms and a house bathroom. Gas central heating is present as well as mains services. Some refurbishment is recommended to create your perfect property in a wonderful location. EPC rating D, North Yorkshire County Council tax band B.



- Prestigious Location and CHAIN FREE
- Large Living Room
- Refurbishment Opportunity
- On Street Parking
- Two Double Bedrooms
- Spacious Kitchen
- Mains Services
- Ideal Air B+B Potential

### General Information

Tenure: Freehold

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

Local Authority: North Yorkshire County Council (Tax Banding B)

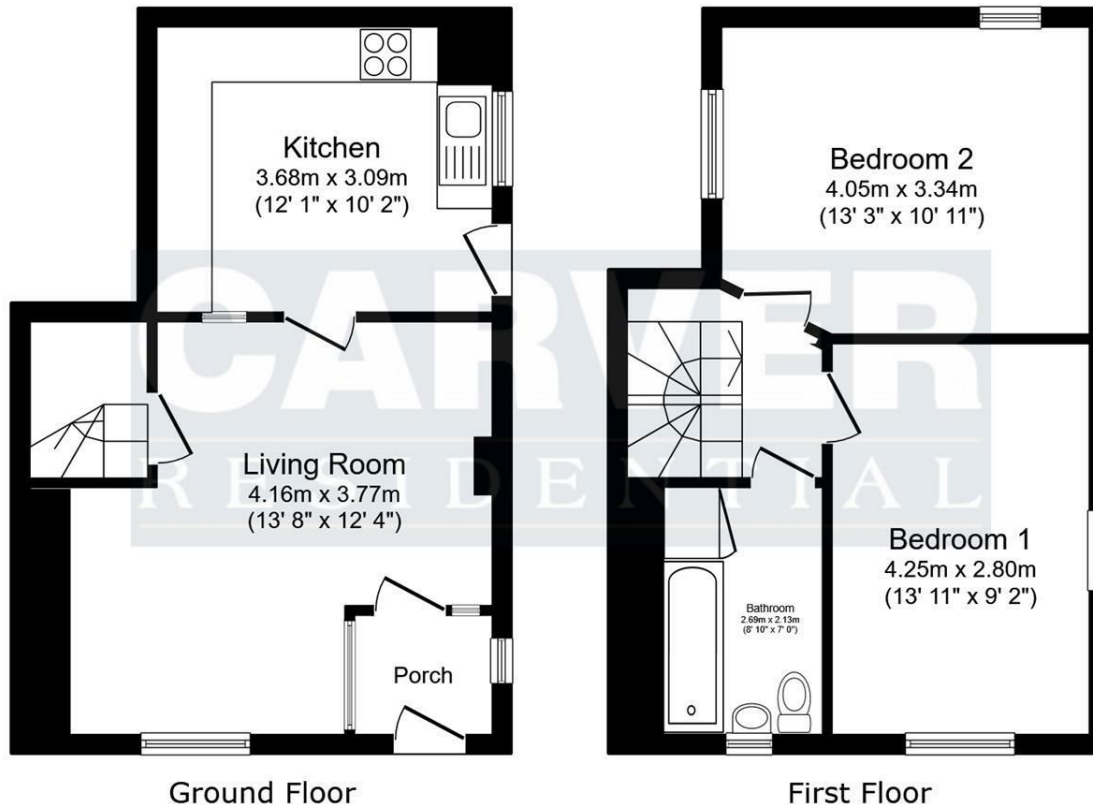
### Buyer Identification Checks

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) A			
(81-91) B			
(69-80) C			79
(55-68) D		62	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Property size taken from EPC  
742.00 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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Your home may be repossessed if you do not keep up repayments on your mortgage.  
 There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances.  
 The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

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