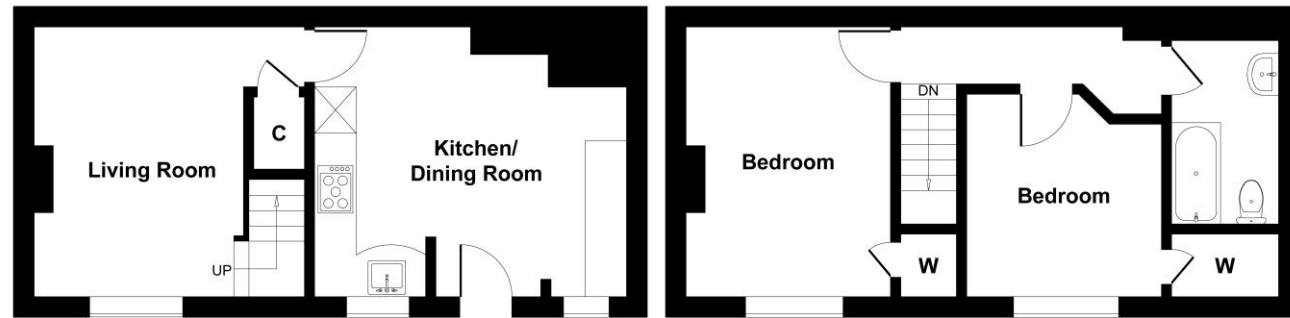


4 Fryers Yard, Richmond, DL10 4AT



GROUND FLOOR

FIRST FLOOR

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.

Produced by Potterplans Ltd. 2026



**4 FRYERS YARD
RICHMOND**



Enjoying a private setting in walled courtyard garden a period stone-built terrace property of character with quality modern fittings, offering good-size two-bedroom accommodation ideal as a main or second home, conveniently located close to Richmond market place.

LIVING ROOM – KITCHEN/BREAKFAST ROOM – 2 BEDROOMS – BATHROOM/WC – COURTYARD GARDEN

GAS CENTRAL HEATING

DOUBLE GLAZING

OFFERS OVER £200,000

4 Fryers Yard, Richmond, DL10 4AT

The accommodation comprises.....



KITCHEN/BREAKFAST ROOM:

(14'8" x 12'11") With panelled entrance door, an open kitchen with **breakfast area**, designer vertical radiator, American style fridge freezer, extensive range of units, plinth lighting and heater, granite worksurfaces, sink unit, built-in oven, hob, extractor and dishwasher.



LIVING ROOM:

(12'10" max. x 12'9") A comfortable living room with window to the front, cast-iron fireplace with coal-effect gas fire, understairs cupboard and oak staircase to the first floor.

LANDING:

An open landing area to the main bedrooms.



BEDROOM 1:

(9'11" x 12'10") A good-size bedroom with views to the front and overstairs cupboard.



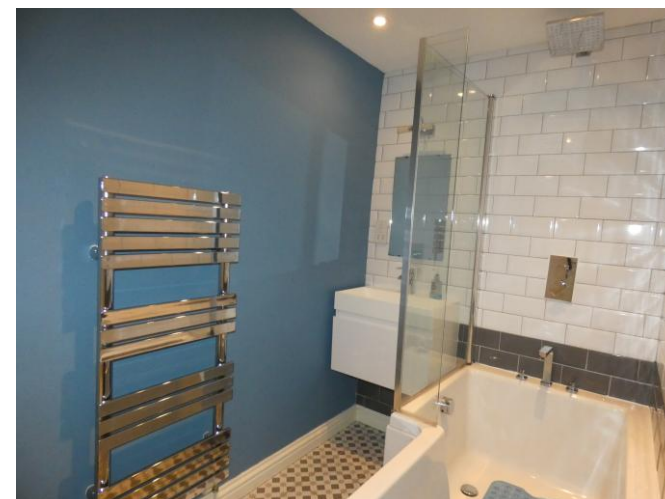
BEDROOM 2:

(9'10" max. x 9'2") Again to the front of the property and with walk-in wardrobe.



BATHROOM/WC:

(8'11" x 4'11") Having quality fittings of panelled shower bath, WC, wash-hand basin and tiled surrounds.



EXTERNAL:

Good-size gravelled and paved **private walled courtyard garden** to the front with outside tap, uplighters to feature stone walls and front door canopy.

Finer Information

- **Tenure:** Freehold
- **Services:** Mains electricity, gas, water and drainage.
- **Broadband & Mobile:** Please check the Ofcom website for suppliers available.
- **Council Tax Band:**
- **EPC Rating:** D
- **Heating:** Gas Central Heating and Gas Fire.
- **Note:** There is a pedestrian right of way to the front of the property in favour of the owners of No.24 Newbiggin to access their garage.

