





Beautifully situated in a pretty, cobbled courtyard in Richmond Town center, this charming period cottage has the benefit of a small part of the courtyard area for al fresco dining and a privately owned parking space.

Small and perfectly formed, internally upon entry you will find a useful entrance hallway with storage cupboard, a generous lounge with feature fireplace, high ceilings with exposed beams, kitchen and double bedroom with built in storage and en suite shower room.

The property is double glazed and has electric central heating, clean and tidy the property is a comforting space which may benefit from some updating to make it truly special and individual.

It would make an ideal first home, second home or holiday let (which it has been previously) and is being sold with no onward chain which simplifies the buying process allowing for a smoother transition to your new home.

Located in the heart of Richmond, with its dog friendly cobbled streets and central market place offering a plethora of bars, cafes, restaurants and specialist individual retailers and its Norman Castle', being a popular tourist attraction, all while being a short journey away from the Yorkshire dales, the A1(m) motorway and the A66 opening up your travel or commuting options.

Viewings are via the agent.







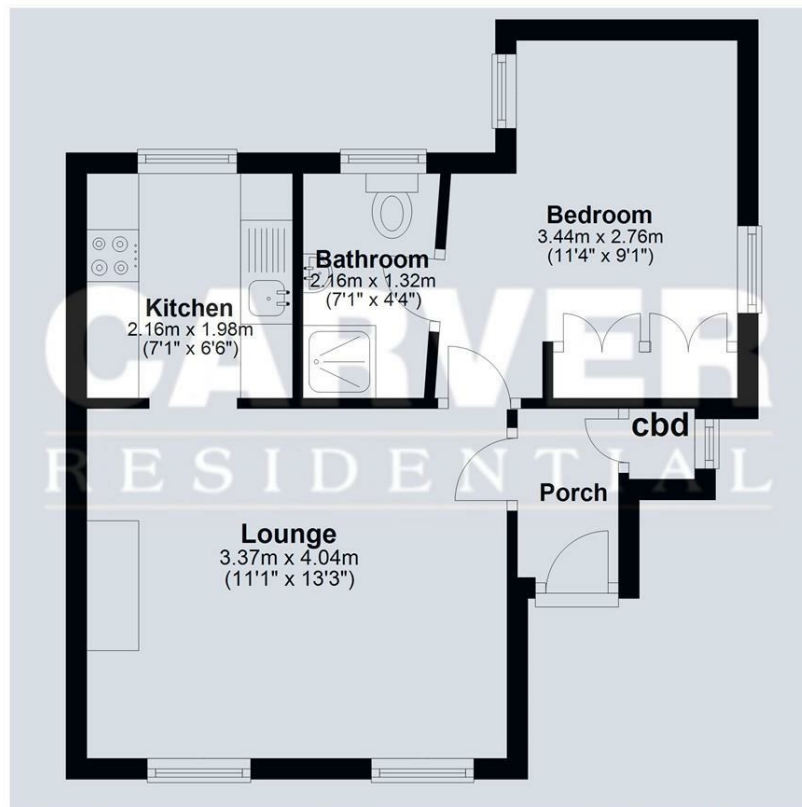
- Town Centre Location
- Freehold
- Ideal Holiday Home

- Parking
- Double Glazing



## Ground Floor

Approx. 32.7 sq. metres (352.2 sq. feet)



Total area: approx. 32.7 sq. metres (352.2 sq. feet)

Sketch Plan: Not To Scale. For Illustrative Purposes Only. Created by HJ Cadplan Ltd.  
Plan produced using PlanUp.

| Energy Efficiency Rating                    |         |                         |
|---|---------|-------------------------|
|   | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) <b>A</b>                          |         | 90                      |
| (81-91) <b>B</b>                            |         |                         |
| (69-80) <b>C</b>                            |         |                         |
| (55-68) <b>D</b>                            |         |                         |
| (39-54) <b>E</b>                            | 53      |                         |
| (21-38) <b>F</b>                            |         |                         |
| (1-20) <b>G</b>                             |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |

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