



ANCHORAGE HOUSE

6 ANCHORAGE HILL, RICHMOND, DL10 7AT

£320,000
FREEHOLD

A Deceptively Spacious Semi Detached Cottage of Character offering well presented accommodation set over three floors, close to Richmond town centre. Lounge, Kitchen/Dining Room, Cloakroom/WC, 3 Double Bedrooms, En-Suite Shower Room/WC, Family Bathroom/WC. Private Rear Patio Garden, Front Forecourt Garden, Grassed Area and Gravel Parking Area, Outside Store, Gas Fired Central Heating. Maintained fire alarm/carbon monoxide system. Council Tax Band D. EER D55. NO ONWARD CHAIN.

NORMAN F. BROWN

Est. 1967

ANCHORAGE HOUSE

- 3 DOUBLE BEDROOMS • DECEPTIVELY SPACIOUS • CHARACTER • PARKING FOR 2 CARS • PRIVATE PATIO GARDEN • 2 EN-SUITES AND FAMILY BATHROOM • GAS CENTRAL HEATING • CLOSE TO RICHMOND TOWN CENTRE • NO ONWARD CHAIN



DESCRIPTION

A Deceptively Spacious Semi Detached Cottage of Character offering well presented accommodation set over three floors, close to Richmond town centre. Lounge, Kitchen/Dining Room, Cloakroom/WC, 3 Double Bedrooms, En-Suite Shower Room/WC, Family Bathroom/WC. Private Rear Patio Garden, Front Forecourt Garden, Grassed Area and Gravel Parking Area, Outside Store, Gas Fired Central Heating. Maintained fire alarm/carbon monoxide system. Council Tax Band D. EER D55. NO ONWARD CHAIN.

LOUNGE

7.92m x 4.37m (25'11" x 14'4")(maximum measurements). Feature stone flagged floor, stone chimney breast and further feature stone wall, two radiators, two wall niches, feature ceiling beam and post, cast iron stove with stone hearth, television point. Electric meter cupboard. Sash windows to front. Entrance door to front. Door to understairs cupboard with plumbing for a washing machine. Glazed oak fire door to Inner Hall.

INNER HALL

Feature stone flagged floor, stairs to First Floor. Internal window to Kitchen/Dining Room. Glazed oak fire doors to Lounge and Kitchen/Dining Room.

KITCHEN/DINING ROOM

8.51m x 4.37m (27'11" x 14'4")(maximum measurements). Sparkle mosaic tiled surrounds, stainless steel one and a half bowl sink unit with mixer tap, grey marble effect laminate worktops, medium grey cupboards and drawers with chrome handles, built-in electric oven, ceramic hob, stainless steel extractor hood over, built-in microwave, built-in oven, built-in fridge, built-in freezer, ceiling LED spotlights, concealed Worcester gas fired Combi boiler, tv point, two radiators, five ceiling skylights, oak effect laminate floor to kitchen area, feature stone flagged floor to dining area, recess shelving, breakfast bar. Horizontal sliding sash window to rear. Glazed external door with three steps leading up to the private rear patio garden. Oak door to Cloakroom/WC and oak fire door to Inner Hall. Internal window to Inner Hall.

CLOAKROOM/WC

Wash hand basin with chrome mixer tap with medium grey cupboard below with chrome handle and sparkle mosaic tiled splashback, low level WC, chrome heated towel ladder, fitted wall mirror, extractor fan, feature stone flagged floor, ceiling LED spotlights. Oak door to Inner Hall.

FIRST FLOOR LANDING

Radiator, feature beam, ceiling LED spotlights. Ceiling skylight. Horizontal sliding sash windows to stairwell. Oak doors to Bedroom 2 and Bedroom 3. Pine door to Family Bathroom/WC.

BEDROOM 2

4.39m x 3.12m (14'4" x 10'2")(maximum width). Ceiling beams, radiator, built-in wardrobe with sliding doors and mirror panel, ceiling LED spotlights, television point. Sash window to front. Doors to Landing and En-Suite Shower Room/WC.

EN-SUITE SHOWER ROOM/WC

Fully tiled surrounds, wash hand basin with dark grey cupboards below and chrome handle, low level WC, fitted mirror with LED lights, oak effect laminate, aquaboard panelled shower cubicle with rainfall shower head and separate shower attachment, extractor fan, ceiling LED spotlights, chrome vertical radiator, pine boarded ceiling. Door to Bedroom 2.

BEDROOM 3

3.25m x 2.51m (10'7" x 8'2") Radiator, recessed shelving, built-in wardrobe with sliding doors and mirror panel, ceiling LED spotlights, television point. Sash window to front. Oak door to Landing.

FAMILY BATHROOM/WC

Ceramic tiled floor, pedestal wash hand basin, roll top bath with mixer tap, aquaboard panelling to corner shower cubicle with rainfall shower head, extractor fan, low level WC, wall mirror, antique style radiator with heater towel ladder, ceiling LED spotlights, beam, horizontal sliding sash window to rear. Pine door to Landing.

SECOND FLOOR LANDING

Feature beams, LED ceiling spotlights. Oak door to Bedroom 1.

BEDROOM 1

4.39m x 4.27m (14'4" x 14'0")(maximum measurements). Feature beams and timbers, television point, built-in wardrobe with folding doors, drop down hatch with pull down ladder to loft space, two radiators, ceiling LED spotlights. Sash windows to front and side. Oak doors to En-Suite Shower Room/WC and Landing.

EN-SUITE SHOWER ROOM/WC

Feature beam, ceiling LED spotlights, light grey oak effect laminate floor, chrome heated towel ladder, tiled surrounds, wash hand basin with medium grey drawers below, low level WC, large shower cubicle, extractor fan, fitted mirror with LED lights. Oak door to Bedroom 1.

OUTSIDE

SMALL FRONT FORECOURT GARDEN with low stone w

Outside courtesy light, gravel chippings. The grassed area to the north west side of the front belongs as does the portion of the gravel parking immediately in front of the property. (see attached title plan NYK 91505).

REAR PATIO GARDEN

With stone flags. Outside courtesy light.

OUTSIDE STORE

Containing gas meter, fitted shelving.

GRADE II LISTING DESCRIPTION

Heritage Category: Listed Building

Grade: II

List Entry Number: 1131280

Date first listed: 15-Oct-1973

Statutory Address 1: 4 and 6, Anchorage Hill, Richmond, DL10 7AT

Two houses, originally three, or perhaps even four cottages. Late C18 or early C19.

MATERIALS: The northern house (number 6) is rendered. Both have Welsh slate roofs and brick chimney stacks.

EXTERIOR: Number 6 is of two bays and three stories (but the overall height is the same as number 4, the top storey probably extending into the attic space, with its front elevation windows being square and set at floor level). The single front door is of six panels and is relatively broad. It is set into wide C19 pilastered surround with a flat hood supported by carved console brackets, the door and doorcase occupying a similarly sized space to that occupied by the paired doors

of number 4, suggestive that the building may have originally been a symmetrical pair of cottages. The windows are two-over-two sashes, the ground floor windows set slightly further apart to accommodate the front door.

The roof is continuous across both properties, with a shared ridge stack in addition to the ridge stack to each gable.

GENERAL INFORMATION

Viewing - By appointment with Norman F. Brown.

Tenure - We understand that the property is Freehold. Title registers NYK 174399 and NYK 91505.

Local Authorities - North Yorkshire Council – Tel: 0300 1312131
www.northyorks.gov.uk

Property Reference – 14128

Particulars Prepared – February 2026

IMPORTANT NOTICE

These particulars have been produced in good faith to give an overall view of the property. If any points are particularly relevant to your interest, please ask for further information or verification, particularly if you are considering travelling some distance to view the property.

All interested parties should note:

- i. The particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute an offer or contract or any part thereof.
- ii. All measurements, areas or distances are given only as a guide and should not be relied upon as fact.
- iii. The exterior photograph(s) may have been taken from a vantage point other than the front street level. It should not be assumed that any contents/furnishings/furniture etc. are included in the sale nor that the property remains as displayed in the photographs.
- iv. Services or any appliances referred to have not been tested and cannot be verified as being in working order. Prospective buyers should obtain their own verification.

FREE MARKET APPRAISAL

We will be pleased to provide an unbiased and professional market appraisal of your property without obligation, if you are thinking of selling.

SURVEY & VALUATION

A range of valuation/survey services is available for all property transactions

including sale, purchase, mortgage, probate etc.

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YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT

A life assurance policy may be required. Written quotation available upon request.

AML POLICY

AML Policy (When an offer is accepted):

In accordance with The Money Laundering Regulations 2017, we are required by law to:

- Verify the identity of all buyers
- Check the Politically Exposed Persons and
- Check the Sanctions registers.
- Verify proof of and source of funds for the purchase - What form that takes depends on your position, but we ultimately need you to provide to us (in the office or via email) evidence of the funding you have in place for the purchase price. That may include proof of deposit, an Agreement in Principle from a lender or if you are a cash buyer, a Bank Statement.

The cost of the Identity verification, PEP & Sanctions register checks are £15 for one person and £25 for two people. We will send you a link to the Guild 365 app (which you will need to download) to complete this.

ANCHORAGE HOUSE





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ADDITIONAL INFORMATION

Local Authority – North Yorkshire Council

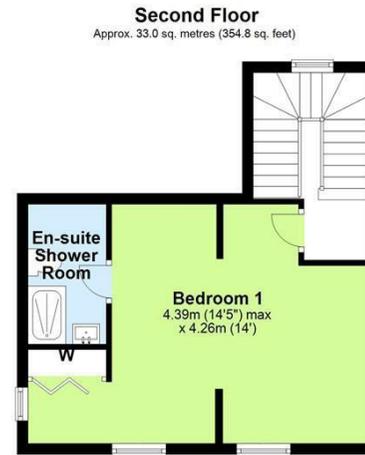
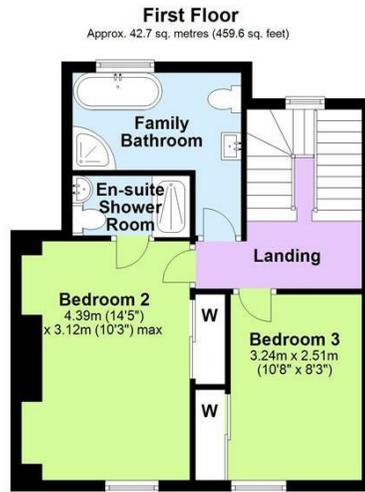
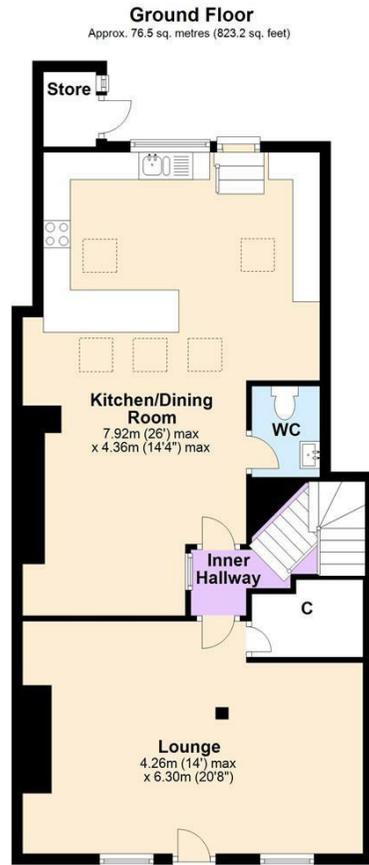
Council Tax – Band D

Viewings – By Appointment Only

Floor Area – 1637.70 sq ft

Tenure – Freehold





Total area: approx. 152.1 sq. metres (1637.7 sq. feet)



| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) | A | | |
| (81-91) | B | | |
| (69-80) | C | | 75 |
| (55-68) | D | 55 | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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NORMAN F. BROWN

Est. 1967