



## 36 BARGATE

RICHMOND, DL10 4QY

**£237,500**  
**LEASEHOLD**

A Deceptively Spacious Three Storey Terraced Cottage within an attractive setting close to Richmond Market Place. Lounge/Dining Room, Kitchen, 3 Bedrooms, En-Suite Shower Room/WC, Bathroom/WC, Small Rear Courtyard Garden, Residents Parking Permit available for Bargate, Gas Fired Central Heating. Council Tax Band C. EER D56. NO ONWARD CHAIN.

**NORMAN F. BROWN**

Est. 1967

## 36 BARGATE

- DECEPTIVELY SPACIOUS COTTAGE • 3 BEDROOMS • EN-SUITE AND HOUSE BATHROOM • HANDY FOR RICHMOND MARKET PLACE • REAR COURTYARD GARDEN • GAS CENTRAL HEATING • PERMIT PARKING AVAILABLE • NO ONWARD CHAIN



### DESCRIPTION

A Deceptively Spacious Three Storey Terraced Cottage within an attractive setting close to Richmond Market Place. Lounge/Dining Room, Kitchen, 3 Bedrooms, En-Suite Shower Room/WC, Bathroom/WC, Small Rear Courtyard Garden, Residents Parking Permit available for Bargate, Gas Fired Central Heating. Council Tax Band C. EER D56. NO ONWARD CHAIN.

### LOUNGE/DINING ROOM

Feature brick fireplace surround, 2 radiators, pine staircase to the first floor with useful understairs cupboard beneath, shelved recess, shallow steps up to the Kitchen, wood effect laminate floor, corner cupboard housing gas meter. Window to front. External timber front door and slate entrance area.

### KITCHEN

Tiled surrounds, ceramic sink unit, laminate work surfaces, light oak effect cupboards and drawers, fitted shelving, gas cooker point, extractor hood, fridge space, plumbing dishwasher and washing machine. Windows to either side. Part gazed external door to the courtyard garden.

### LANDING

Two useful storage cupboards on the staircase. Doors to Bedrooms 2 and 3 and Bathroom/WC.

### BEDROOM 2

Ceiling beam, radiator. Door to Landing.

### BEDROOM 3

Feature fireplace with tiled insets and stone hearth, ceiling beam, radiator. Door to Landing.

### HOUSE BATHROOM/WC

Half pine panelled walls, white suite comprising tiled surrounds, pedestal wash hand basin, panelled bath, corner shower cubicle with sliding glass doors, wc. two useful

cupboards, one of which houses the gas fired boiler, heated towel ladder, extractor fan, exposed ceiling beams. Window to side. Door to Landing.

### BEDROOM 1

Feature open beamed ceiling, built in wardrobes, feature cast iron fire grate with surround, wall lights. Window to side. Door to En-Suite Shower Room/WC.

### EN-SUITE SHOWER ROOM/WC

Pedestal wash hand basin, tiled corner shower cubicle, wc, heated towel ladder, extractor fan. Window to side. Door to Bedroom 1.

### OUTSIDE

Parking permit available on Bargate £36 per annum.

Private Walled Rear Patio Garden

Paved seating area and raised bed, small artificial lawn. There is a right of access through a covered passage for 36 Bargate for rubbish removal. The passageway also provides a right of access to both 38 and 40 Bargate.

Gate leading into a courtyard with access into a shared passageway which leads into Bargate.

### SERVICES

Mains electricity, gas, water and drainage.

### GENERAL INFORMATION

Viewing - By appointment with Norman F. Brown.

Tenure - There are two Title Registers. The property itself NYK 362901 - Leasehold 999 years from 16 March 1721. The side passage Freehold NYK 377030. The property is grade II listed.

Local Authority - North Yorkshire Council – Tel: 0300



1312131

[www.northyorks.gov.uk](http://www.northyorks.gov.uk)

Broadband and Mobile Phone Coverage – please check using this website  
<https://checker.ofcom.org.uk>

Property Reference – 18694458

Particulars Prepared – February 2025

### 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.

### FREE IMPARTIAL MORTGAGE ADVICE

### CALL TODAY TO ARRANGE YOUR APPOINTMENT

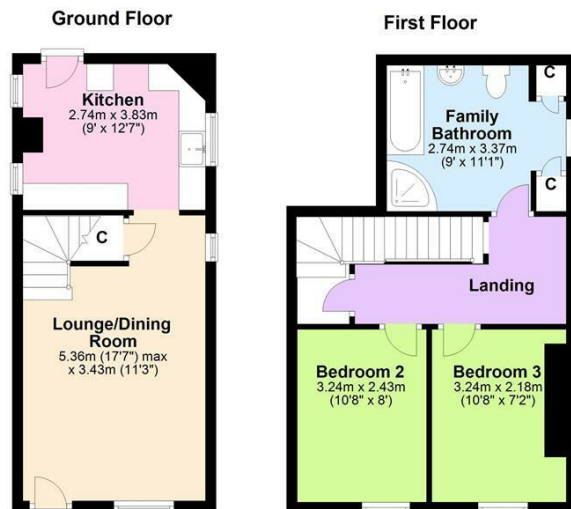
Our qualified mortgage and financial advisor will be pleased to advise you on the wide range of mortgages available from all of the mortgage lenders without charge or obligation.

**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.

## 36 BARGATE





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>8</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>56</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>	<b>G</b>	
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		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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