



GARDEN COTTAGES

45A-D REETH ROAD, RICHMOND, DL10 4EX

£590,000
FREEHOLD

A Rare Opportunity to Purchase an Established Holiday Let Portfolio of Four 2 Bedroom Cottages with Contents. Patio Gardens within a Pleasant Setting. Parking. Large Garage. Gas Fired Central Heating, Double Glazing. Rateable Value £7,700. Lavender Cottage EER D58. Foxglove Cottage EER D66. Jasmine Cottage EER D66. Honeysuckle Cottage EER D58.

NORMAN F.BROWN

Est. 1967

GARDEN COTTAGES

- Established Holiday Let Portfolio of Four 2 Bedroom Cottages • To include contents • Patio Gardens within a Pleasant Setting. • Parking. • Gas Fired Central Heating • Double Glazing • Large Garage



DESCRIPTION

A Rare Opportunity to Purchase an Established Holiday Let Portfolio of Four 2 Bedroom Cottages with Contents. Patio Gardens within a Pleasant Setting. Parking. Gas Fired Central Heating, Double Glazing. Large Garage. Rateable Value £7,700. Lavender Cottage EER D58. Foxglove Cottage EER D66. Jasmine Cottage EER D66. Honeysuckle Cottage EER D58.

LAVENDER COTTAGE

Ground Floor.

Open Plan Living Room/Kitchen.

Tiled surrounds. Stainless steel one and a half bowl sink unit. Laminate work surfaces. Oak cupboards and drawers. Electric cooker. Extractor hood. Fridge. Microwave. LED ceiling spotlights and tiled floor to kitchen area. Coving. Ceiling rose. Television point. Radiator. Double glazed entrance door to front. Double glazed window to front. Two glass brick windows to rear. Staircase to first floor.

First Floor.

Landing.

Access to loft space. Doors to Bedrooms and Bathroom.

Bedroom 1.

Two built in wardrobes. Coving. Radiator. Double glazed window to side. Door to Landing.

Bedroom 2.

Maximum width. Coving. Built in wardrobe with drawers underneath. Built in cupboard. Radiator. Double glazed window to front. Door to Landing.

Bathroom.

Tiled surrounds, pedestal wash hand basin, panelled bath with electric shower over and curtain and rail. Extractor fan. WC. Wall mirror. Electric shaver point with light. Single glazed porthole window to side. Door to Landing.

FOXGLOVE COTTAGE

Open Plan Living Room/Kitchen.

Tiled surrounds. Stainless steel one and a half bowl sink unit. Laminate work surfaces. Oak cupboards and drawers. Electric cooker. Extractor hood. Fridge. Microwave. LED ceiling spotlights and tiled floor to kitchen area. Coving. Ceiling rose. Television point. 2 radiators. Double glazed entrance door to front. Double glazed window to front. Two glass brick windows to rear. Staircase to first floor.

First Floor.

Landing.

Access to loft space. Doors to Bedrooms and Bathroom.

Bedroom 1.

Two built in wardrobes. Radiator. Double glazed Velux window. Door to Landing.

Bedroom 2.

Maximum width. Built in wardrobe. Built in cupboard. Radiator. Double glazed

window to front. Door to Landing.

Bathroom.

Tiled surrounds. Pedestal wash hand basin. Panelled bath with electric shower over and curtain and rail. Extractor fan. WC. Wall mirror. Electric shaver point with light. LED ceiling spotlights. Door to Landing.

JASMINE COTTAGE

Open Plan Living Room/Kitchen.

Tile surrounds. Stainless steel one and a half bowl sink unit. Laminate work surfaces. Cream cupboards and drawers. Built in electric oven and four ring ceramic hob. Stainless steel extractor hood. Fridge. Microwave. LED ceiling spotlights to kitchen area. Coving. Ceiling rose. Television point. 2 radiators. Double glazed entrance door to front. Double glazed window to front. Two glass brick windows to rear. Staircase to first floor.

First Floor.

Landing.

Access to loft space. Doors to Bedrooms and Bathroom.

Bedroom 1.

Two built in wardrobes. Coving. Radiator. Double glazed Velux window. Door to Landing.

Bedroom 2.

Maximum width. Coving. Built in wardrobes. Built in cupboard. Radiator. Double glazed window to front. Door to Landing.

Shower Room.

Aquaboard panelling, pedestal wash hand basin, corner shower cubicle with with electric shower over, extractor fan, wc. wall mirror, electric shaver point with light, chrome heated towel ladder. Door to Landing.

HONEYSUCKLE COTTAGE

Ground Floor.

Open Plan Living Room/Kitchen.

Tile surrounds. Stainless steel one and a half bowl sink unit. Laminate work surfaces. Grey cupboards and drawers. Built in electric oven and four ring ceramic hob. Glass splashback. Stainless steel extractor hood. Fridge. Microwave. Dishwasher. LED ceiling spotlights to kitchen area. Coving. Ceiling rose. Television point. Radiator. Wall mounted gas fired boiler which provides the heating and hot water for Jasmine and Honeysuckle Cottages. Double glazed entrance door to side. Double glazed windows to front and side. Staircase to first floor.

First Floor.

Landing.

Access to loft space. Doors to Bedrooms and Shower Room.

Bedroom 1.

Two built in wardrobes. Coving. Radiator. LED ceiling spotlights. Double glazed

window to side. Door to Landing.

Bedroom 2.
Maximum width. Coving. Built in wardrobes. Built in cupboard. Radiator. Double glazed windows to front and side. Door to Landing.

Shower Room.
Tiled surrounds. Pedestal wash hand basin. Large shower cubicle. Extractor fan. WC. Wall mirror with light. Tiled floor. Ceiling LED spotlights. Chrome heated towel ladder. Single glazed porthole window to side. Door to Landing.

ATTACHED GARAGE
Attached Garage.
Power connected, washing machine, tumble dryer, fitted shelving. Wall mounted gas fired boiler which provides the heating and hot water for Lavender and Foxglove cottages. Up and over door to front. Single glazed window to front.

OUTSIDE
Timber garden shed.
With power connected, washing machine and tumble dryer.

Paved driveway with gate onto Fieldings Yard and paring bay for Lavender Cottage.

South Facing Paved Patio Garden
With separate sitting areas for each cottage.

Further large paved area to the side (east) with raised patio and mature conifers and individual parking spaces for Foxglove, Jasmine and Honeysuckle Cottages.

Note: The neighbouring Guest House has access over the entrance driveway from Reeth Road.

GENERAL INFORMATION
Income figures can be made available to seriously interested parties

Viewing - By appointment with Norman F. Brown.

Tenure - The property is Freehold. The title register is NYK 478074.

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

Property Reference – 18053283

Particulars Prepared – July 2023.

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.

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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.
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.

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