



Flat 1, Swale House Frenchgate, Richmond, DL10 4JG
£239,950



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LUXURIOUS & VERY CENTRAL 2 Bedroom 1st floor Apartment with great VIEWS - An Ideal home or Holiday Let/Investment. Sympathetically converted, this Grade II Listed Georgian Residence is literally a stone's throw from the town's cobbled Market Place. Lovely VIEWS towards the River Swale & beyond. SUPERB FINISH QUALITY: Fabulous 9.82m x 4.04m max/32'2" x 13'3" MAIN LIVING SPACE with fully fitted KITCHEN, DINING AREA & SITTING ROOM, 2 EN SUITE BEDROOMS & WASHROOM/WC. Gas Central Heating & Parking. AVAILABLE IMMEDIATELY. AN IDEAL PERMANENT HOME, LOCK UP & LEAVE OR HOLIDAY HOME.

Situated on the edge of the beautiful Yorkshire Dales National Park, Richmond is an historic Georgian market town of unique character & beauty, centred on its imposing Norman Castle (whose walls & keep are now the cobbled Market Place). With the most stunning scenery anywhere to be seen nearby, Richmond remains one of the most beautiful & rewarding places to live in the Country. The Rough Guide to Britain describes the town as 'an absolute gem'. In the immediate vicinity are great Walks & Cycling, the River Swale (Fly Fishing) & the Market Place. SWALE HOUSE is steeped in history! There is Excellent access A1(M) & A66 at Scotch Corner (about 4.4 miles) & mainline to LONDON Kings Cross (2 hours 20 minutes) about 13 miles.

The forthcoming DESIGNER OUTLET VILLAGE at Scotch Corner will be the leading shopping & leisure destination in the North of England, bringing an appealing mix of 92 premium & best-of-high-street shops to one of the UK's most well-known locations (including 10 restaurants and cafés & 1,300 parking spaces) – a major area attraction.

ENTRANCE

Staircase to SECOND FLOOR LANDING with automatic courtesy lighting.

LOBBY & INNER HALL

Entry telephone, down-lighting & radiator.

WASHROOM/WC

Washbasin with drawers under, soft-close WC, down-light & radiator.

Superb KITCHEN/DINING ROOM & LIVING ROOM 9.82m x 4.02 max overall (32'2" x 13'2" max overall)

A superb space with great VIEWS & comprising:

KITCHEN/DINING ROOM 4.59 x 4.03 (15'0" x 13'2")

Stylish wall & floor units with worktops & inset sink; integrated electric oven, ceramic hob with stainless steel glazed & extractor over, integrated fridge, freezer, dishwasher & plumbing for washing machine. Breakfast bar, down-lighting, concealed Baxi gas 'combi' boiler & radiator. Recessed Georgian window to front & wide opening & steps to:

SITTING ROOM (VIEWS) 4.65 into bay x 3.87 (15'3" into bay x 12'8")

TV/Sat & telephone points, recess cupboard, 2 Anthracite vertical radiators & 2.88m/9'5" wide Georgian bay window with fabulous views over the River Swale & the countryside beyond.

INNER HALL

BEDROOM 1. 3.98 max x 3.56 (13'0" max x 11'8")

Imposing feature cast fireplace, TV point, radiator & Georgian sash window to front.

EN SUITE 3.31 max (10'10" max)

Recess with shower cubicle, washbasin with drawers under & WC. Down-lighting & electric towel radiator.

BEDROOM 2. 3.56 x 2.55 (11'8" x 8'4")

Radiator & recessed Georgian sash window to rear.

EN SUITE BATH/SHOWER ROOM 2.46 x 2.10 (8'0" x 6'10")

Free-standing bath, separate shower cubicle, washbasin with cupboards under & soft-close WC. Wall mirror, down-lighting & electric radiator. Recessed Georgian sash window to rear.

OUTSIDE

PARKING: Private Parking Space over the road opposite Mercury House - approx. £42.00 per month.

*Richmond's Rich History

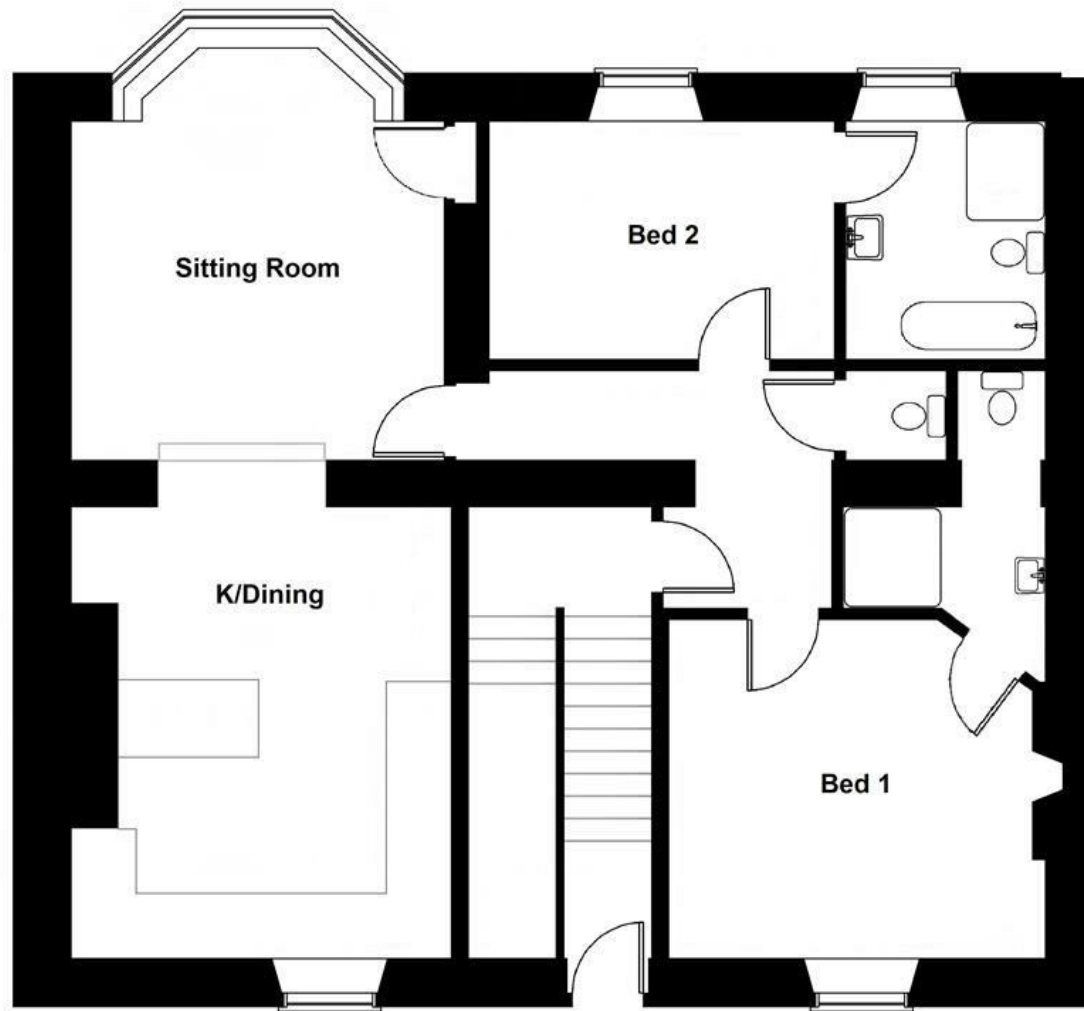
NB: Swale House was the former residence of JAMES TATE, a widely respected classical scholar & headmaster of Richmond School. Between 1812 & 1833, an average of 6 pupils a year proceeded to university with 21 of these becoming fellows, 13 of them at Trinity College, Cambridge. They became so successful & admired whilst at Cambridge that they earned the sobriquet "TATE'S INVINCIBLES". Former pupils & boarders include Herbert Knowles, Prime Minister Earl Grey's sons & Charles Lutwidge Dodgson, better known by his pen name, LEWIS CARROLL.

NOTES

- (1) LEASEHOLD: 999 years ('Reasonable' Ground Rent & Service Charges circa £66 per month - to include Buildings Insurance, Maintenance, Fire Compliance, Communal Electricity, Stair Cleaning & Management costs).
- (2) Council Tax Band: Yet to be assessed by Richmondshire District Council.
- (3) Some 'Virtual Staging' images used.



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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.

