







13 St. James Chapel Wynd, Richmond, North Yorkshire, DL10 4RD

Asking price £79,950

marcus alderson estate agents

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COMMUNAL ENTRANCE
Door leading into entrance reception.

ENTRANCE RECEPTION
Doors to; lounge, kitchen, bedroom and bathroom.w.c. Central heating radiator and built in cupboard for storage.

LOUNGE 3.150 x 4.292 (10'4" x 14'0")
Windows to the front enjoying roof top views. Central heating radiator, feature fireplace surround with tiled insert housing coal effect gas fire. Alcove cupboard housing the cylinder tank and below alcove storage.

KITCHEN 2.873 x 2.173 (9'5" x 7'1")
Single drainer fitted with a range of drawer and base units with worktop surfaces, plumbing for automatic washer, gas and electric cooker points and void for fridge/freezer. Central heating radiator, tiling to splash areas and window to rear.

BEDROOM 3.326 x 3.274 (10'10" x 10'8")
Windows to rear and central heating radiator.

BATHROOM/W.C
Panelled bath, low level w.c, pedestal hand basin, tiling to splash areas and central heating radiator.

EXTERNALLY
Communal front lawned area with seating. To the rear is communal parking.

NOTES
Ground rent - £10 per year.

The lease was for 125 years starting from 1995, having 95 years remaining.

NB The central heating system is to be taken as not working, it has not been tested and will not be tested. The windows will be replaced by the freeholder.

The kitchen and bathroom are in need of modernisation

These facts reflect in the asking price."



