





### WHAT'S THE PROPERTY LIKE?

There is so much to be said about Wellington Lodge, a truly wonderful and quirky property which is steeped in history dating back to the 1800's. Situated in the popular market town of Richmond within walking distance to its many shops, bars and restaurants.

Upon entering this delightful property you instantly get a feel of the grandiose with its high ceilings and original features. On the ground floor there are two bedrooms, The master bedroom is a good sized double bedroom with a feature arched window and an en-suite shower room. There is also a very handy utility/wash room located on the ground floor.

The fitted dining kitchen can be located on the middle floor, a great room for entertaining and for eating with the family. The dual aspect windows allow plenty of natural light into this great space. The kitchen has built in appliances to include a fridge-freezer, dishwasher, oven, hob and extractor. The large living room has an impressive open fireplace ideal for cosy nights in front of the fire during the coming winter months.



Situated on the top floor is a good sized bedroom with dual aspect windows looking out over Richmond.

Externally there is a small foregarden with a space for sitting and contemplation. There is a car park nearby for which a parking pass can be purchased.

## WHERE IS IT?

Wellington Lodge is situated on Hurgill Road which is within walking distance to Richmond which is an attractive market town offering the perfect balance of rich heritage and modern amenities. The gateway to the Yorkshire dales, the town boasts the Castle which dates back to Norman times as well as a wealth of Georgian architecture including the 18th century theatre which is a stones throw away. The restored Victorian railway station is now home to an arthouse cinema, a number of artisan food outlets and art gallery. The historic marketplace is home to many independent boutique shops, restaurants and cafes as well as scenic local walks and access to the River Swale and its famous waterfalls.

## THINGS YOU NEED TO KNOW....

Postcode - DL10 4AR.

Style of property: Three storey character cottage.

Council Tax Band - D - Richmondshire District Council.

EPC Rating - E.

Heating - The property is heated by gas central heating.

Parking - There is a car park nearby for which a pass can be purchased.

Appliances - Oven, hob and extractor.

Pets - A mature cat may be considered for this property.

Term: The landlords are looking for long term tenants.

Available from: Immediately.



## Hurgill Road Richmond

Total area: approx. 115.7 sq. metres (1245.9 sq. feet)



Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is not drawn to scale and is for illustrative purposes only & should be used as such by any prospective purchaser. Created especially for Love Property by Vue3sixty Ltd



### LOVE IT? HOW TO APPLY....

Things to be aware of before applying:

**Affordability:** As per our referencing companies requirements you will need a combined income of £27,000.

**Holding Deposit:** You will need to pay a holding deposit that is equivalent to 1 weeks rent (£207.00) and provide some personal and financial information (3 months bank statements) in order for us to commence with the referencing process. Your holding deposit will be deducted from your first months rent or refunded to you after 15 calendar days, whichever you are agreeable to.

**Deposit:** The bond for this property is £1,038.00. This will be refunded at the end of the tenancy subject to terms and conditions. Call now to register your interest on 01748 834373.

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