

Dark Lane Newsham Richmond DL11 7QZ Offers in the region of £225,000



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Updated and beautifully presented this cozy cottage offers move in ready accommodation with a private, walled garden to the rear.

The spacious lounge has a multi fuel burner set in an impressive inglenook fireplace, and the updated kitchen dining room has been re fitted with a good range of shaker style units with quartz worksurfaces, built in dishwasher, rayburn stove along with small ceramic hob and under counter sink, ideal for entertaining with space for a large farmhouse table and patio doors which lead to the walled rear garden for those al fresco dining moments, you will also find a pantry/storage cupboard and cloakroom with w/c, wash basin and plumbing for the washing machine and tumble dryer. Stairs lead from the kitchen to the first floor where you will find the bathroom, and two bedrooms, the main bedroom being a large double that stretches the width of the property.

As is usual in smaller villages, parking is on street and neighbours tend to respect each others right to park in front of their own properties.

Conveniently located for the A66 and the Scotch Corner junction of the A1(M). It is perfectly positioned for commuting to Newcastle, Teesside, Leeds, and The Lake District which are all easily accessible. The East coast mainline station at Darlington is just a 20 minute drive away and local airports of Newcastle, Leeds Bradford and Durham Tees Valley are all within an hours drive.

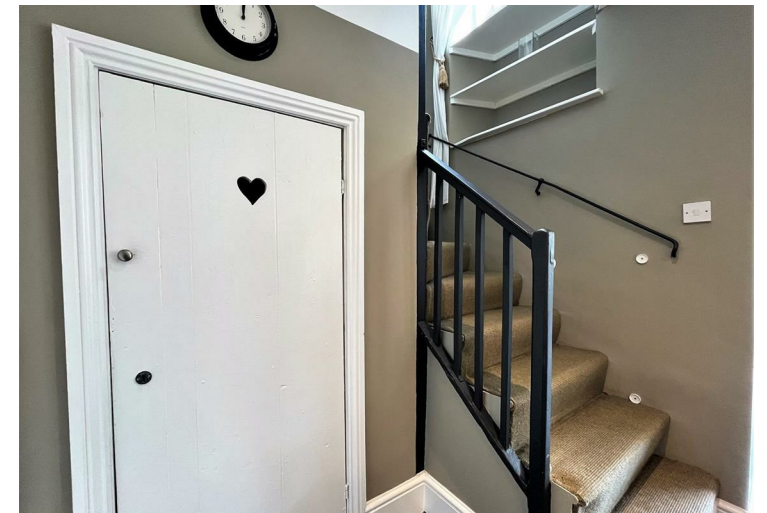
'The cottage has been run as a successful holiday cottage for 15 years. The business and contents are available by negotiation should this be of interest.'

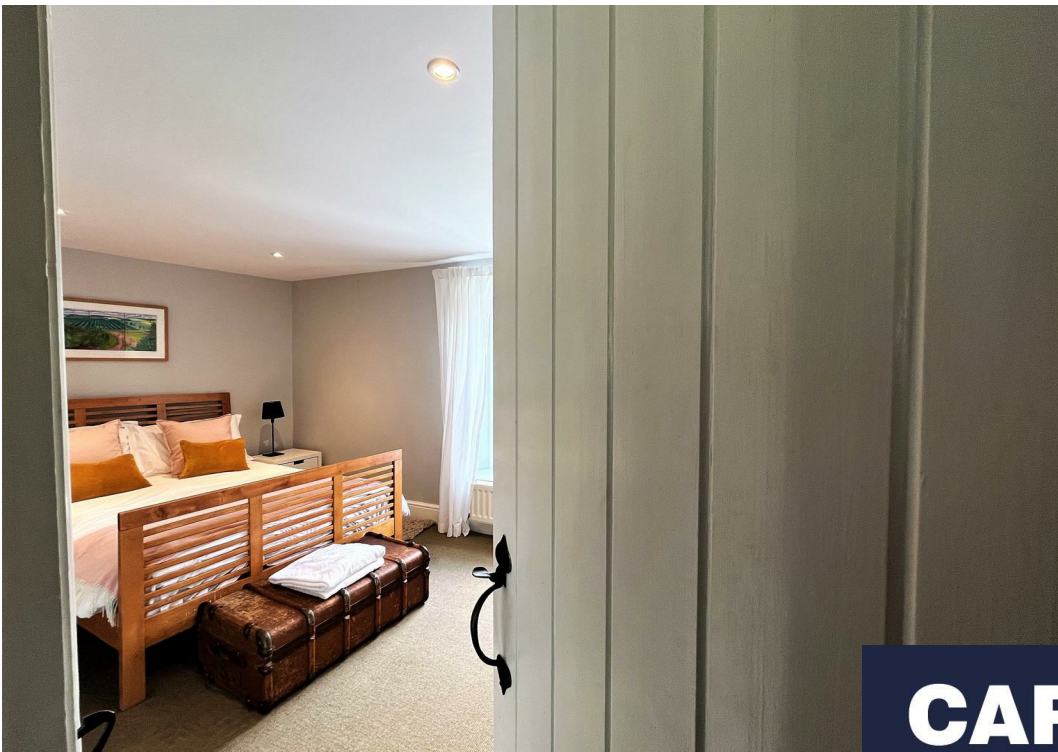






- No Onward Chain
- Ideal Holiday Let/Second Home
  - Beautifully Presented
  - Semi Rural Village
- Good Access to A66 & A1(m)
  - Garden



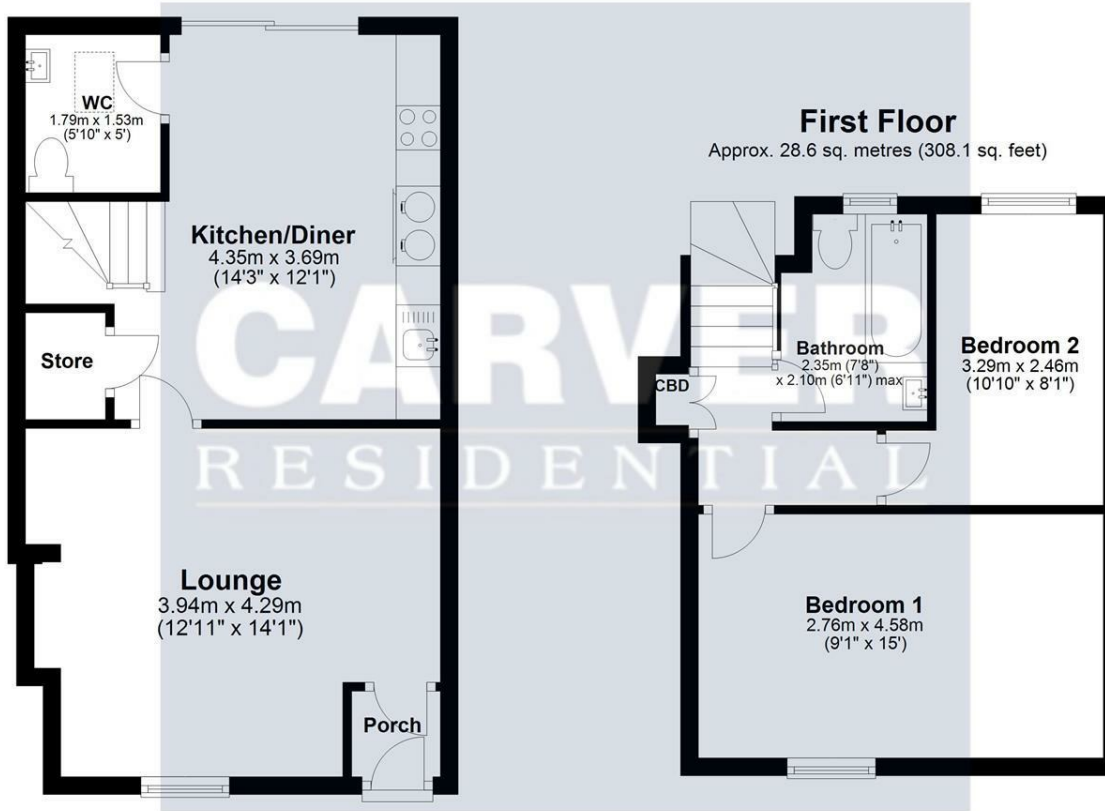


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## Ground Floor

Approx. 38.3 sq. metres (412.2 sq. feet)



Total area: approx. 66.9 sq. metres (720.3 sq. feet)

Sketch Plan: Not To Scale. For Illustrative Purposes Only. Created by HJ Cadplan Ltd.  
 Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			91
(81-91) B			
(69-80) C		69	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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