



The Literary Institute

Reeth, Richmond, DL11 6TE

£158,500



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HALL – LIVING ROOM/KITCHEN – 1 BEDROOM –
SHOWER ROOM/WC

ELECTRIC HEATING LEASEHOLD

GROUND FLOOR ENTRANCE HALL:

A shared entrance with staircase to the upper floors.

HALL:

An open hallway with cloaks area.

LIVING ROOM/KITCHEN:

11'4" x 17'6" max (3.45m x 5.33m max)

Enjoying good natural light and with fine views to the front, an open plan living area.

KITCHEN -

Having range of units in light finish with worksurfaces, sink unit, oven, hob and extractor, plumbing points and power points.

BEDROOM:

8'10" x 10'4" (2.69m x 3.15m)

A good sized double bedroom again with fine views to the front and airing cupboard.

SHOWER ROOM/WC:

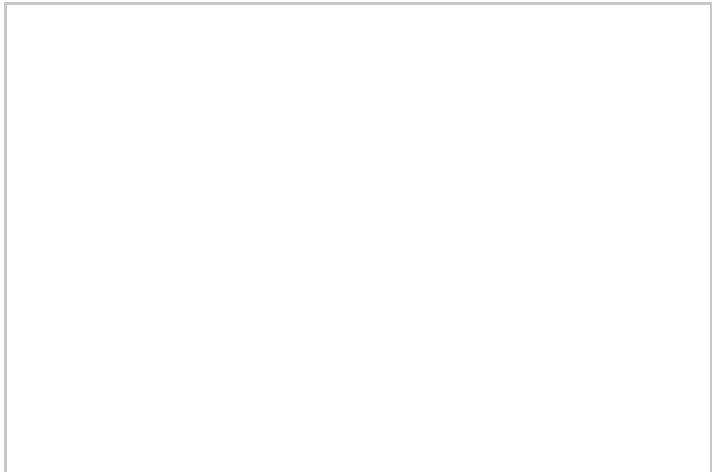
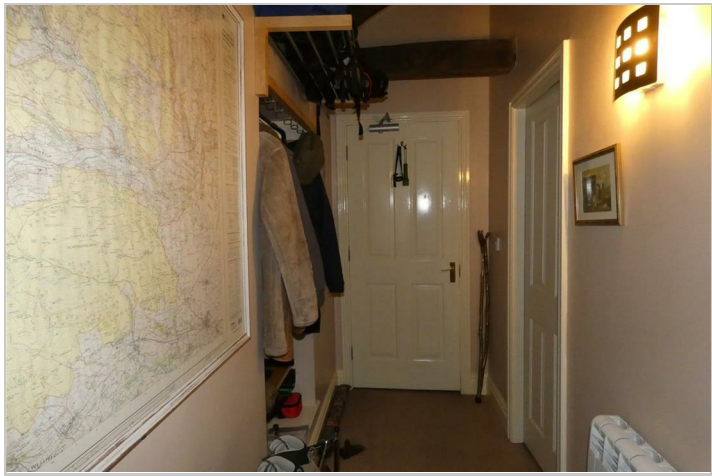
Well fitted having shower cubicle, wash-hand basin & WC.

FINER INFORMATION

- Tenure: Leasehold – 999 years from 1st January 2005 with £35 per month management charge.
- Services: Mains electricity, water and drainage.
- Broadband & Mobile: Broadband connected at the property currently via Reeth Rural Radio Network.

Mobile coverage available via EE and O2. Please check the Ofcom website for other suppliers available.

- Council Tax Band: A
- EPC Rating: G
- Heating: Electric Heating



Road Map



Hybrid Map

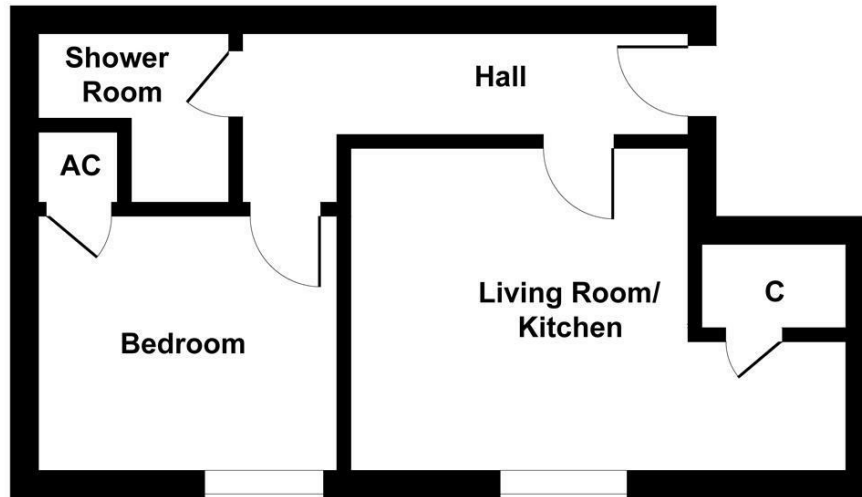


Terrain Map



Floor Plan

Flat 2, The Literary Institute, Reeth



SECOND FLOOR

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.

Produced by Potterplans Ltd. 2025

Viewing

Please contact our Richmond Office on 01748 822 525 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(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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