



# HALLGARTH COTTAGE WEST BURTON, BISHOPDALE, NORTH YORKSHIRE, DL8 4JY

A SPACIOUS TRADITIONAL SEMI DETACHED COTTAGE PLEASANTLY SITUATED BACKING ONTO OPEN COUNTRYSIDE WITHIN THIS MOST DESIRABLE DALES VILLAGE.

Entrance Hall, Lounge, Kitchen/Dining Room, Utility Room, Garden Room, WC, Attached Garage, 2 Double Bedrooms, Bathroom/WC, Off Street Parking Space in front of Garage, Rear Garden with Office/Hobby Room, Oil Fired Central Heating, Part Double Glazing. Contents Available By Separate Negotiation. NO FORWARD CHAIN. EER F24.

Offers in the Region of £310,000







# Hallgarth Cottage

West Burton, Bishopdale, North Yorkshire, DL8 4JY

The Accommodation comprises:

## GROUND FLOOR

### ENTRANCE HALL

Radiator, wall light. Double glazed entrance door to front. Decorated stained glass door to Lounge.

### LOUNGE

5.08m x 4.12m (16'8" x 13'6")(maximum measurements). Ceiling beams, cast iron surround open fireplace with decorated tiles, varnished pine bookshelves, ceiling spotlights, varnished pine window seat with storage below, television point. Single glazed window to front. Double glazed windows to Garden Room, Decorated stained glass door to Entrance Hall. Doorway to Kitchen/Dining Room.

### KITCHEN/DINING ROOM

5.88m x 4.20m (19'3" x 13'9")(maximum measurements). Quarry tiled floor, ceiling beams, one and a half bowl sink unit, ceramic tiled worktops, pine cupboards and drawers, oil fired Aga with double ovens and two hotplates and central heating boiler, built-in fridge, radiator, television point, understairs shelved cupboards, ceiling spotlights. Single glazed window to front. Double glazed windows to Garden Room. Doorway to Lounge. Door to Utility Room.

### UTILITY ROOM

3.76m x 1.75m (12'4" x 5'9")(maximum measurements). Radiator, stainless steel single drainer sink unit with laminate work surface, cupboards, built-in dishwasher, plumbing for washing machine. Doorway to Kitchen/Dining Room. Double glazed door to Garden Room. Door with a short flight of steps to Garage. Double glazed window to Garden Room.

### GARDEN ROOM

3.27m x 5.35m (10'9" x 17'7")(maximum measurements). Solid beech floor with electric underfloor heating, feature exposed stone walls, double glazed pitched glazed ceiling, ceiling fan light, fitted bookshelves. Double glazed entrance doors to Rear Garden. Double glazed windows to Rear, Lounge, Kitchen/Dining Room and Utility Room. Double glazed door to Utility Room.

### GARAGE

5.75m x 3.26m (18'10" x 10'8")(maximum measurements). Automatic up and over door to front. Fitted shelves and cupboards, power connected. Single glazed window to Rear. Doors to Utility Room and WC.

### WC

Fully tiled walls, wash hand basin, low level WC, electric panel heater. Door to Garage.

## **FIRST FLOOR**

### **LANDING**

Ceiling beam, radiator. Double glazed window to Rear. Single glazed window to Rear. Doors to Bedroom 1, Bedroom 2 and Bathroom/WC.

### **BEDROOM 1**

5.75m x 3.26m (18'10" x 10'8"). Two radiators, telephone point, built-in wardrobes, access to loft space with drop down hatch and pull down ladder. Double glazed windows to front and rear and either side. Door to Landing with short flight of steps.

### **BEDROOM 2**

4.11m x 4.12m (13'6" x 13'6") (maximum measurements). Two radiators, built-in wardrobes, wall lights, access to loft space. Single glazed windows to front and rear. Door to Landing.

### **BATHROOM/WC**

3.09m x 2.69m (10'2" x 8'10"). Pedestal wash hand basin, low level WC, panelled bath, separate shower cubicle, radiator, wall lights, dark wood panelling, airing cupboard with lagged hot water cylinder and immersion heater, access to loft space with drop down hatch and pull down ladder. Single glazed window to front. Door to Landing.

## **OUTSIDE**

### **TO THE FRONT**

Stone flagged forecourt with off street parking for one vehicle in front of the garage door, outside courtesy light, electric meter box.

### **PLEASANT REAR GARDEN**

Backing onto open countryside with views enclosed by drystone walls. Lawn, flower beds, shrubs, stone flagged patio, covered oil tank, outside courtesy light, cold water tap.

### **DETACHED OFFICE/HOBBY ROOM**

3.38m x 2.44m (11'1" x 8') (maximum measurements). Electric panel heater, wall lights, fitted desks, cupboards, filing cabinet and shelving, telephone point, power connected. Double glazed windows to side and rear with vertical blinds. Entrance door to Rear Garden.

#### **GENERAL INFORMATION**

**Viewing** - By appointment with Norman F. Brown.

**Tenure** - We understand that the property is Freehold, although we have not verified this by sight of the Title Deeds.

**Local Authorities** - Richmondshire District Council -  
Tel: (01748) 829106  
North Yorkshire County Council -  
Tel: (01609) 780780.

**Property Reference** - 13292

**Particulars Prepared** - March 2021

#### **IMPORTANT NOTICE**

These particulars have been produced in good faith to give an overall view of the property. If any points are particularly relevant to your interest, please ask for further information or verification, particularly if you are considering travelling some distance to view the property.

All interested parties should note:

i. The particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute an offer or contract or any part thereof.

ii. All measurements, areas or distances are given only as a guide and should not be relied upon as fact.

iii. The exterior photograph(s) may have been taken from a vantage point other than the front street level. It should not be assumed that any contents/furnishings/furniture etc. are included in the sale nor that the property remains as displayed in the photographs.

iv. Services or any appliances referred to have not been tested and cannot be verified as being in working order. Prospective buyers should obtain their own verification.

#### **FREE MARKET APPRAISAL**

We will be pleased to provide an unbiased and professional market appraisal of your property without obligation, if you are thinking of selling.

#### **SURVEY & VALUATION**

A range of valuation/survey services is available for all property transactions including sale, purchase, mortgage, probate etc.

#### **FREE IMPARTIAL MORTGAGE ADVICE**

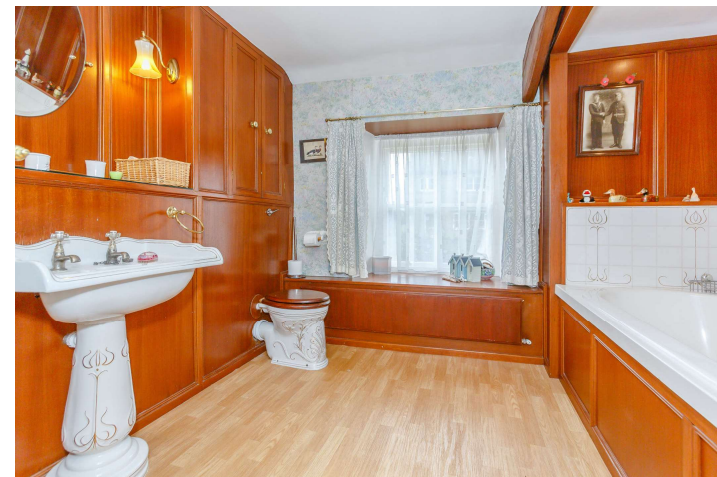
CALL TODAY TO ARRANGE YOUR APPOINTMENT

#### **Mortgage Referral Arrangement**

In accordance with Compliance with the Consumer Protection from Unfair Trading Regulations 2008, we declare that we routinely refer potential purchasers to L&C (London & Country Mortgages Ltd) for free mortgage advice. It is your decision whether you choose to deal with L&C. Should you decide to use L&C you should know that we would receive a referral fee of 25% of any payment they receive from lenders and insurers for the services they provide to you.

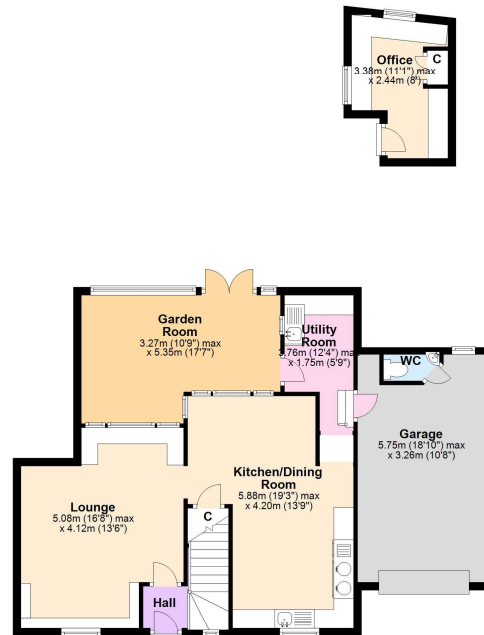
YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT

A life assurance policy may be required. Written quotation available upon request.

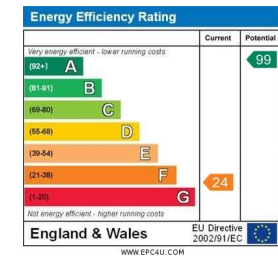
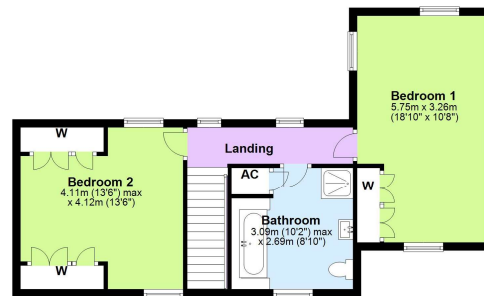




Ground Floor



First Floor



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