



3 MIDDLEGATE BURTERSETT, NR HAWES, NORTH YORKSHIRE, DL8 3PG

A TRADITIONAL TERRACED DALES COTTAGE QUIETLY SITUATED WITHIN UPPER WENSLEYDALE CLOSE TO HAWES.

Lounge, Kitchen/Dining Room, 2 Bedrooms, Shower Room/WC, Rear Yard, Outside Store, Oil Fired Central Heating, UPVC Double Glazing, Communal Village Parking Nearby. NO FORWARD CHAIN EER E55.

Offers Over £150,000





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GENE The Accommodation comprises:

GROUND FLOOR

LOUNGE

3.80m x 4.14m (12'6" x 13'7"). Open fireplace with stone surrounds and feature natural stone wall, telephone point, television point, understairs cupboard, radiator. UPVC double glazed window to front. UPVC double glazed entrance door to front. Archway to Kitchen/Dining Room.

KITCHEN/DINING ROOM

2.75m x 4.14m (9' x 4'14m). Tiled surrounds, stainless steel single drainer sink unit with mixer tap, laminate work surfaces, oak cupboards and drawers, built-in electric oven and ceramic hob, built-in fridge, plumbing for washing machine, tiled floor, radiator, wall mounted oil fired boiler, electric meter cupboard. UPVC double glazed window to rear. Single glazed entrance door with steps leading down to Rear Yard. Archway to Lounge.



FIRST FLOOR

LANDING

Access to loft space. Doors to Bedroom 1, Bedroom 2 and Shower Room/WC.

BEDROOM 1

3.82m x 3.15m (12'6" x 10'4"). Radiator, airing cupboard with lagged hot water cylinder and immersion heater. UPVC double glazed window to front. Door to Landing.

BEDROOM 2

2.73m x 2.12m (9' x 7'). Radiator. UPVC double glazed window to rear. Door to Landing.

SHOWER ROOM/WC

Tiled surrounds, pedestal wash hand basin, shower cubicle, low level WC, part pine panelled walls, radiator. UPVC double glazed window to rear. Door to Landing.

OUTSIDE

REAR YARD

Outside courtesy light, stone built attached outbuilding containing the oil tank.

NEARBY COMMUNAL VILLAGE PARKING

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) 829100.
North Yorkshire County Council -
Tel: (01609) 780780.

Property Reference – 13319

Particulars Prepared – April 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

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Mortgage Referral Arrangement

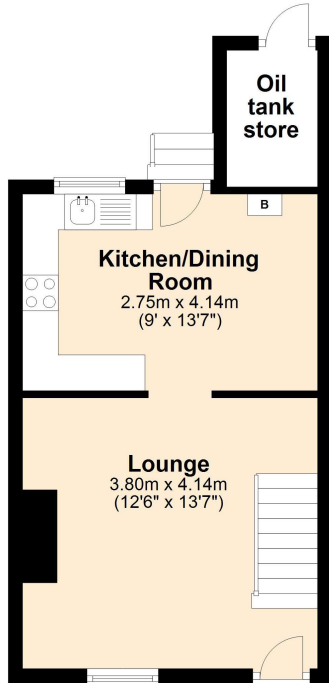
In accordance with Compliance with the Consumer Protection from Unfair Trading Regulations 2008, we declare that we routinely refer potential purchasers to L&C (London & Country Mortgages Ltd) for fee free mortgage advice. It is your decision whether you choose to deal with L&C. Should you decide to 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

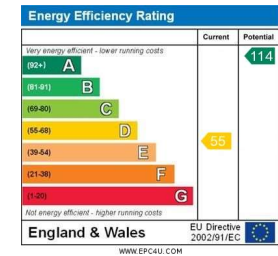
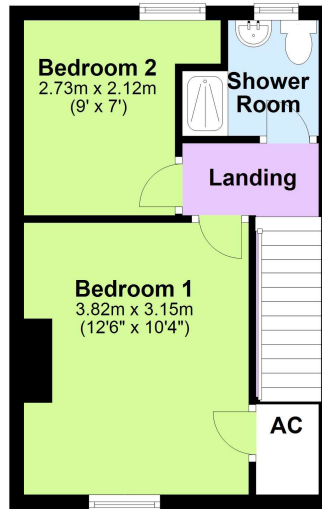
A life assurance policy may be required. Written quotation available upon request.



Ground Floor



First Floor



25 Market Place, Leyburn, North Yorkshire DL8 5AS

Tel: 01969 622194

Email: leyburn@normanfbrown.co.uk

www.normanfbrown.co.uk



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