



# IVY COTTAGE LANGTHWAITE, ARKENGARHTHDALE, NORTH YORKSHIRE, DL11 6RE

A HIGH QUALITY DETACHED COTTAGE COMPLETELY RENOVATED AND MODERNISED IN 2012 WITHIN THIS DESIRABLE YORKSHIRE DALES VILLAGE.

Lounge/Dining Room, Kitchen, Large Double Bedroom, Bathroom/WC, Private Stone Flagged Patio, Communal Parking Bays nearby. Wood Burning Stove. UPVC Double Glazing. Contents available by separate negotiation. NO FORWARD CHAIN. EER D56.

Offers in the Region of £199,950







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The Accommodation comprises:

## GROUND FLOOR

### **LOUNGE/DINING ROOM**

4.78m x 4.62m (15'8" x 15'2") (maximum). Cast iron wood burning stove with stone surrounds, beamed ceiling, exposed timber lintels, oak effect laminate floor, understairs storage cupboard, recess stone shelves, electric meter cupboard. Double glazed windows to front and side. Entrance stable door to front. Doorway to Kitchen and door to stairwell.

### **KITCHEN**

2.16m x 2.86m (7'1" x 9'5"). Ceramic sink unit, oak worktops, cream cupboards and drawers, fitted electric Aga with double ovens and hotplate, fridge/freezer space, beamed ceiling, ceiling LED spotlights. Double glazed window to side. Doorway to Lounge/Dining Room.

## FIRST FLOOR

### **DOUBLE BEDROOM**

4.78m x 4.62m (15'8" x 15'2") (maximum). Open beamed ceiling, halogen spotlights, natural stone chimney breast, high level cupboard containing hot water cylinder with immersion heater. Double glazed windows to front, side and rear. Door to Bathroom/WC.

### **BATHROOM/WC**

Tiled surrounds, pedestal wash hand basin, panelled bath with shower over and shower attachment, extractor fan, low level WC, heated towel ladder, cupboard containing plumbing for washing machine, ceiling LED spotlights, wall lights, exposed pine boarded floor. Double glazed windows to either side. Door to Bedroom.

## OUTSIDE

### **PRIVATE STONE FLAGGED PATIO**

Enclosed by metal railings, small stone store, small timber shed, outside courtesy light.

### **NEARBY VILLAGE PARKING BAYS**

# SERVICES

## Mains electricity, water and drainage.

### 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 – 13402

Particulars Prepared – May 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

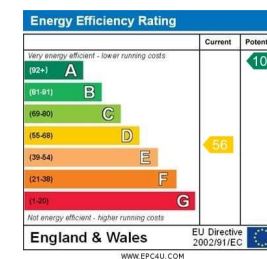
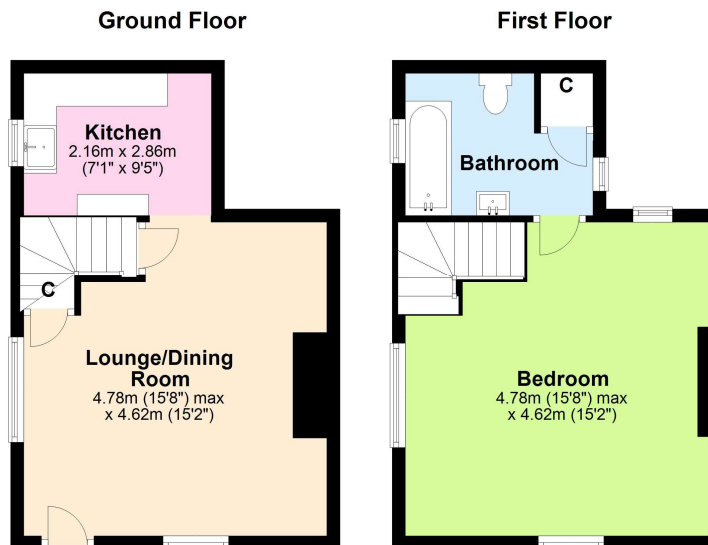
### **Mortgage Referral Arrangement**

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 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.





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