



HARKER VIEW COTTAGE REETH, NORTH YORKSHIRE, DL11 6TW

A DECEPTIVELY SPACIOUS WELL PRESENTED TRADITIONAL TERRACED COTTAGE CLOSE TO REETH VILLAGE GREEN WITHIN THE HEART OF SWALEDALE.

Entrance Hall, Lounge, Kitchen/Dining Room, Utility Room, Downstairs Shower Room/WC, 3 Double Bedrooms, Bathroom/WC, Small Rear Patio, Outside Stores, Night Storage Heating, UPVC Double Glazing. NO FORWARD CHAIN. EER E49.

Offers in the Region of £240,000



Harker View Cottage

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The Accommodation comprises:

GROUND FLOOR

ENTRANCE HALL

Telephone point, dado rail, picture light, night storage heater. Double glazed entrance door to front. Doors to Lounge and Kitchen/Diner.

LOUNGE

3.47m x 4.34m (11'4" x 14'3"). Tiled surround with wood burning stove, dado rail, television point, picture light, night storage heater. Double glazed window to front. Door to Entrance Hall.

KITCHEN/DINING ROOM

3.75m x 4.07m (12'4" x 13'4")(maximum measurements). Tiled surrounds, stainless steel single drainer sink unit with mixer tap, laminate work surfaces, cream cupboards and drawers, built-in electric oven and ceramic hob with extractor over, dado rail, night storage heater, ceiling LEDs. Double glazed window to side. Doors to Entrance Hall and Utility Room.

UTILITY ROOM

Laminate work surface, fitted cupboard, plumbing for dishwasher, plumbing for washing machine, tiled floor. Double glazed entrance door to rear. Double glazed window to rear. Doors to Kitchen/Diner, understairs cupboard and Shower Room/WC.

SHOWER ROOM/WC

Tiled surrounds, pedestal wash hand basin, corner shower cubicle with electric Mira Sport shower, extractor fan, low level WC, night storage heater, electric wall heater, understairs storage cupboard, tiled floor, ceiling LED's. Double glazed window to rear. Door to Utility Room and understairs cupboard.

FIRST FLOOR

LANDING

Dado rail, night storage heater, electric meter, access to loft space. Double glazed window to rear. Doors to Bedroom 1, Bedroom 2, Bedroom 3 and Bathroom/WC.

BEDROOM 1

3.75m x 3.96m (12'4" x 13')(maximum depth). Cast iron surround fireplace, night storage heater. Double glazed window to side. Door to Landing.

BEDROOM 2

3.77m x 3.28m (12'4" x 10'9") (maximum measurements). Cast iron surround fireplace, electric convector heater. Double glazed window to front. Door to Landing.

BEDROOM 3

3.96m x 2.47m (13' x 8'1") (maximum measurements). Night storage heater. Double glazed window to front. Door to Landing.

BATHROOM/WC

Half tiled walls, pedestal wash hand basin, panelled bath, low level WC, electric shaver point with light, night storage heater. Double glazed window to rear. Door to Landing.

OUTSIDE

SMALL STONE FLAGGED PATIO TO THE REAR

STORE ROOM

2.44m x 2.90m (8' x 9'6"). Fitted shelves, power connected. Double glazed window to front. Entrance door to front.

FUEL STORE

Entrance door to front.

We understand that there is a pedestrian right of way in favour of the subject property to the rear and across the back of neighbouring properties around onto the main road.

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 -13465

Particulars Prepared - July 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

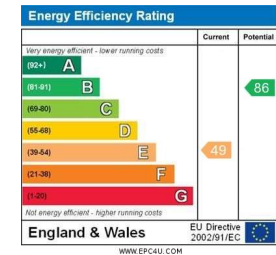
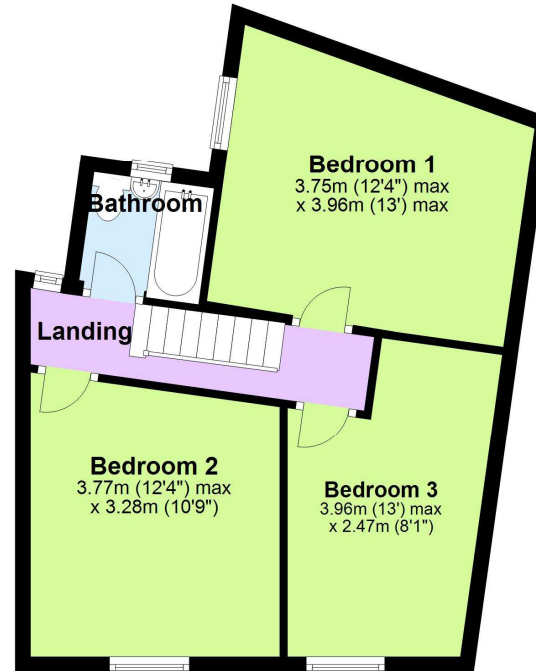
A life assurance policy may be required. Written quotation available upon request.



Ground Floor



First Floor



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