



16 RAVENSWORTH RAVENSWORTH, NORTH YORKSHIRE, DL11 7ES

A TRADITIONAL TERRACED COTTAGE OVERLOOKING THE GREEN WITHIN THIS EASILY ACCESSIBLE VILLAGE. SOME UPDATING REQUIRED.

Lounge/Dining Room, Kitchen, Utility Room, Downstairs Shower Room/WC, Store Room, Double Bedroom, Study, Separate Private Rear Garden, Night Storage Heating, UPVC Double Glazing. NO FORWARD CHAIN. EER F33.

Offers Over £110,000





16 Ravensworth

Ravensworth, Nr Richmond, North Yorkshire, DL11 7ES

A TRADITIONAL TERRACED COTTAGE OVERLOOKING THE GREEN WITHIN THIS EASILY ACCESSIBLE VILLAGE. SOME UPDATING REQUIRED.

Lounge/Dining Room, Kitchen, Utility Room, Downstairs Shower Room/WC, Store Room, Double Bedroom, Study, Separate Private Rear Garden, Night Storage Heating, UPVC Double Glazing. NO FORWARD CHAIN



The Accommodation comprises:

GROUND FLOOR

LOUNGE/DINING ROOM

4.07m x 4.06m (13'4" x 13'4"). Beamed ceiling, wall light, night storage heater, pine panelling, stone surround fireplace. UPVC double glazed window to front with shutters. UPVC double glazed entrance door to front. Folding door to Kitchen.

KITCHEN

2.34m x 3.65m (7'8" x 12')(maximum measurements). Pine panelling, night storage heater, stainless steel single drainer sink unit with mixer tap, cream cupboards, laminate work surfaces, electric cooker point, wall lights, understairs storage cupboard. Folding door to Lounge/Dining Room. UPVC double glazed window to rear with shutters. UPVC double glazed door to Utility Room. Door to stairs, electric meter cupboard above stairwell.

UTILITY ROOM

1.96m x 2.05m (6'5" x 6'9"). Pine panelled ceiling. UPVC double glazed entrance door to Small Rear

Yard. UPVC double glazed windows. UPVC double glazed door to Kitchen. Part glazed door to Shower Room/WC.

SHOWER ROOM/WC

Wash hand basin in vanity unit, low level WC, tiled corner shower cubicle with electric shower, night storage heater, ceramic tiled floor, pine panelled walls and ceiling. Door to Store Room. Part glazed door to Utility Room.

STORE ROOM

1.77m x 2.09m (5'10" x 6'10"). Single glazed window to side. Door to Shower Room/WC.

FIRST FLOOR

LANDING

Pine panelling. Doors to Bedroom 1 and Study.

BEDROOM

4.05m x 4.06m (13'3" x 13'4"). Pine boarded floor, cast iron fireplace with grate, night storage heater, access to loft space. UPVC double glazed window to front with shutters. Door to Landing.



STUDY

1.60m x 2.12m (5'3" x 7')(maximum depth into eaves 7'7" (2.31m)). Night storage heater, pine panelling. UPVC double glazed dormer window to rear. Door to Landing.

OUTSIDE

TO THE FRONT

Small stone flagged area, shrubs.

SMALL REAR YARD

SHARED GRAVEL PATH LEADING TO:

SEPARATE PRIVATE REAR GARDEN

Lawn, flower beds, shrubs, five timber garden sheds.

Council Tax Band B

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 -13401

Particulars Prepared - August 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

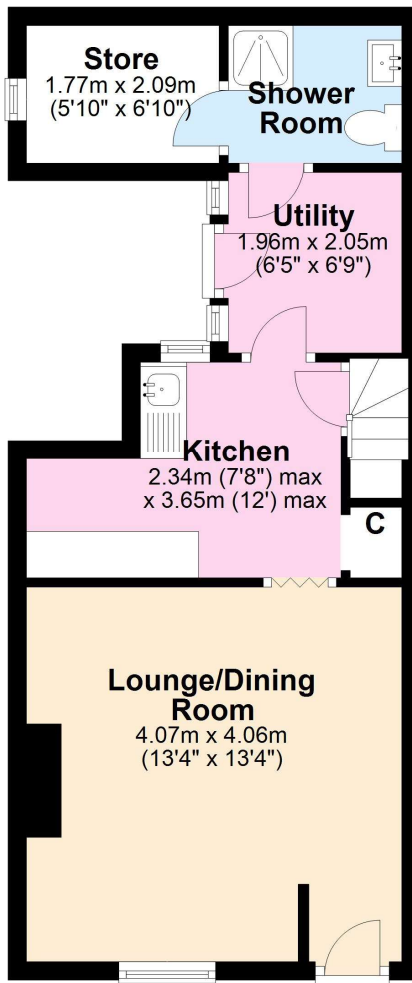
In accordance with Compliance with the Consumer Protection from Unfair Trading Regulations 2008, we declare that we routinely refer potential purchasers to L&C (London & Country Mortgages Ltd) for fee free mortgage advice. It is your decision whether you choose to deal with L&C. Should you decide to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

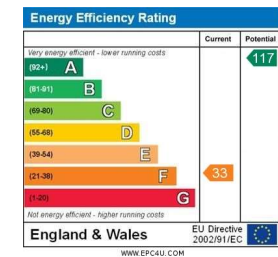
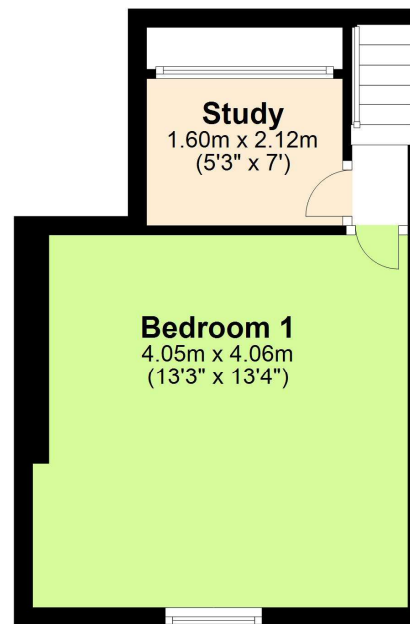
A life assurance policy may be required. Written quotation available upon request.



Ground Floor



First Floor



14 Queens Road, Richmond, North Yorkshire DL10 4AG

Tel: 01748 822473

Email: richmond@normanfbrown.co.uk

www.normanfbrown.co.uk



Norman F. Brown Chartered Surveyors & Estate Agents wish to advise prospective purchasers that we have not checked the services or appliances. The sales particulars have been prepared as a guide only; any floor-plan or map is for illustrative purposes only. Norman F. Brown Chartered Surveyors & Estate Agents, for themselves and for the vendors or lessors of this property whose agents they are give notice that: the particulars have been produced in good faith; do not constitute any part of a contract; no person in the employment of Norman F. Brown Chartered Surveyors & Estate Agents has any authority to make or give any representation of warranty in relation to this property.