



# THE VICARAGE, REETH, SWALEDALE, NORTH YORKSHIRE, DL11 6TR

A WELL PROPORTIONED DETACHED FAMILY HOUSE OCCUPYING A GOOD SIZED SITE ON THE EDGE OF THIS DESIRABLE SWALEDALE VILLAGE.

Entrance Porch, Hall, Study, Lounge, Dining Room, Kitchen, Utility Room, Cloakroom/WC, 4 Bedrooms, Bathroom, Separate WC, Garage, Ample Parking, Front, Side, and Rear Gardens, UPVC Double Glazing, Oil Fired Central Heating. NO FORWARD CHAIN. EER E53. Council Tax Band G.

Offers in the Region of £410,000





The Accommodation comprises:

### **ENTRANCE PORCH**

Ceramic tiled floor, UPVC entrance door to front, part glazed inner door to Hall, internal window to Hall.

### **HALL**

Radiator, exposed pine boarded floor, understairs storage cupboard, UPVC double glazed window to rear. Doors to Lounge, Study, Cloakroom/WC, Kitchen. Part glazed entrance door to Entrance Porch. Internal window to Entrance Porch.

### **STUDY**

3.61m x 3.36m (11'10" x 11'). Radiator, coving, exposed pine boarded floor, telephone point, décor new. UPVC double glazed windows to front and side. Door to Hall.

### **LOUNGE**

4.96m x 4.87m (16'3" x 16')(maximum depth into bay). Coving, exposed pine boarded floor, television point, cast iron stove with stone hearth, two radiators. UPVC double glazed bay window to front. Sliding door to Dining Room. Door to Hall.

### **DINING ROOM**

3.62m x 3.31m (11'10" x 10'10") . Coving, radiator, exposed pine boarded floor. UPVC double glazed windows to front and side. Sliding door to Lounge. Door to Kitchen.

### **NEWLY FITTED KITCHEN**

2.68m x 5.36m (8'10" x 17'7")(maximum width). Tiled surrounds, stainless steel single drainer sink unit with mixer tap, oak effect laminate work

surfaces, brand new white gloss cupboards and drawers with chrome handles, electric cooker point with stainless steel extractor hood over, breakfast bar, plumbing for washing machine, built-in shelved cupboard, radiator. UPVC double glazed windows to side and rear. Doors to Hall, Dining Room and Utility Room.

### **NEWLY FITTED UTILITY ROOM**

3.35m x 2.08m (11' x 6'10"). Stainless steel single drainer sink unit with mixer tap, oak effect laminate work surface, white gloss cupboards with chrome handles, oil fired Grant boiler newly fitted. UPVC entrance door to side. UPVC double glazed window to side. Doors to Garage and Kitchen.

### **GARAGE**

2.73m x 6.09m (9' x 20'). Up and over door to front, power connected, electric meter. Door to Utility Room.

### **CLOAKROOM/WC**

Wash hand basin with tiled splashback, low level WC, ceramic tiled floor, radiator. UPVC double glazed windows to rear. Door to Hall.

### **FIRST FLOOR**

#### **LANDING**

Built-in shelved cupboard, radiator, access to part boarded loft space with drop down hatch and pull down ladder, exposed pine boarded floor. UPVC double glazed window to rear. Doors to Bedroom 1, Bedroom 2, Bedroom 3, Bedroom 4, Bathroom and separate WC.

## BEDROOM 1

4.16m x 3.75m (13'8" x 12'4") (maximum depth). Radiator, built-in double wardrobe. UPVC double glazed windows to front and side. Décor fair. Door to Landing.

## BEDROOM 2

4.16m x 3.18m (13'8" x 10'5") (maximum depth). Radiator, pedestal wash hand basin with tiled splashback, built-in double wardrobe, electrical shaver point with light. UPVC double glazed windows to front and side. Door to Landing.

## BEDROOM 3

3.58m x 2.73m (11'9" x 9'). Telephone point, radiator, fitted shelves. UPVC double glazed window to front. Door to Landing.

## BEDROOM 4

2.14m x 2.40m (7' x 7'11") (maximum). Radiator, built-in double wardrobe, timber plinth over stairwell. UPVC double glazed window to rear. Door to Landing.

## BATHROOM

Tiled surrounds, wash hand basin, panelled bath with electric shower and curtain and rail, built-in shelved cupboard, electric shaver point with light, radiator. UPVC double glazed window to side. Door to Landing.

## SEPARATE WC

Low level WC. UPVC double glazed window to rear. Door to Landing.

## OUTSIDE

### FRONT GARDEN (SOUTH)

A good sized lawned area enclosed by stone walling, flower beds, shrubs, outside courtesy light.

### TO THE SIDE (WEST)

Tarmacadam driveway providing ample parking (the entrance way to the driveway is shared with two neighbouring properties), shrubs, cold water tap, outside courtesy lights. Enclosed by stone walling.

### TO THE REAR (EAST)

Lawn, apple tree, enclosed by stone walling.

### TO THE SIDE (NORTH)

Lawn, enclosed by stone walling.

## SERVICES

Mains electricity, water and septic tank drainage.

### GENERAL INFORMATION

Viewing - By appointment with Norman F. Brown.

Notes - 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: (01454) 780700.

Property Reference - 113545

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 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.



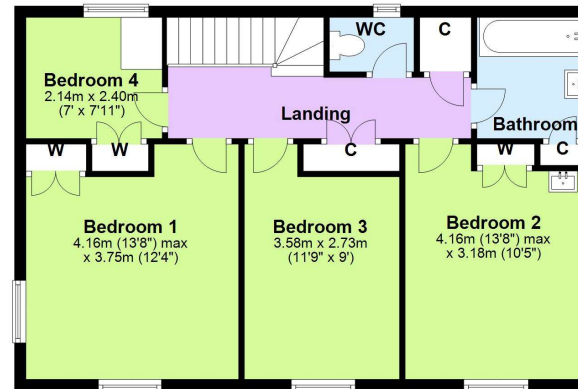
### Ground Floor

Approx. 106.9 sq. metres (1150.4 sq. feet)

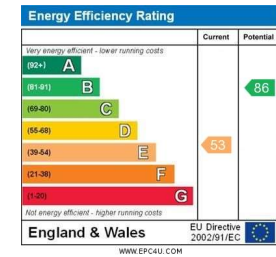


### First Floor

Approx. 63.1 sq. metres (679.3 sq. feet)



Total area: approx. 170.0 sq. metres (1829.7 sq. feet)



14 Queens Road, Richmond, North Yorkshire DL10 4AG

**Tel:** 01748 822473

**Email:** richmond@normanfbrown.co.uk

**www.normanfbrown.co.uk**



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