



SOUTH VIEW HUDSWELL, NORTH YORKSHIRE, DL11 6BL

A WELL PROPORTIONED SEMI DETACHED COTTAGE WITHIN A PLEASANT VILLAGE SETTING CLOSE TO RICHMOND.

Entrance Hall, Lounge, Dining Room, Kitchen, 2 Bedrooms, Shower Room/WC, Rear Yard, Solid Fuel Central Heating, Part Night Storage Heating, UPVC Double Glazing, Solar Panels. EER D67. Council Tax Band B.

Offers in the Region of £185,000





South View

Hudswell, North Yorkshire, DL11 6BL

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Entrance Hall, Lounge, Dining Room, Kitchen, 2 Bedrooms, Shower Room/WC, Rear Yard, Solid Fuel Central Heating, Part Night Storage Heating, UPVC Double Glazing, Solar Panels. EER D67.

The Accommodation comprises:

GROUND FLOOR

ENTRANCE HALL

Panelling to one wall. UPVC double glazed entrance door to front. Door to Dining Room.

DINING ROOM

Ceiling beams, night storage heater, radiator, brick surround fireplace, wall light. UPVC double glazed window. Door to Entrance Hall, Double doors to Lounge. Doorway to Kitchen.

KITCHEN

Tiled floor, radiator, stainless steel single drainer sink unit with mixer tap, laminate work surfaces, pine cupboards and drawers, electric cooker point, plumbing for washing machine. Doorway to Dining Room. UPVC double glazed window to side. UPVC double glazed entrance door to side yard.

LOUNGE

Radiator, night storage heater, brick surround fireplace. UPVC double glazed window to front. Double doors to Dining Room.

FIRST FLOOR

LANDING

Night storage heater. Doors to Bedroom 1, Bedroom 2 and Shower Room/WC. UPVC double glazed window to rear.

BEDROOM 1

Radiator. UPVC double glazed window to front. Door to Landing.

BEDROOM 2

Radiator, built-in cupboard, airing cupboard. UPVC double glazed window to front. Door to Landing.

SHOWER ROOM/WC (fitted in 2018)

Corner shower cubicle with sliding doors, low level WC, pedestal wash hand basin, extractor fan, wall heater. UPVC double glazed window to rear. Door to Landing.

OUTSIDE

SMALL REAR YARD

Access across neighbouring property’s side track to access back yard.

SOLAR PANELS

The solar panels are owned by npower. The solar panels supply South View and an estimated 50% of the electricity generated will be exported to the Grid. Installed in June 2015.

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 –13532

Particulars Prepared – September 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

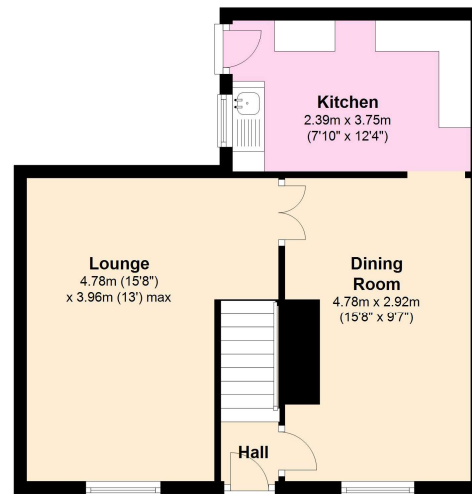
In accordance with Compliance with the Consumer Protection from Unfair Trading Regulations 2008, we declare that we routinely refer potential purchasers to L&C (London & Country Mortgages Ltd) for fee free mortgage advice. It is your decision whether you choose to deal with L&C. Should you decide to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

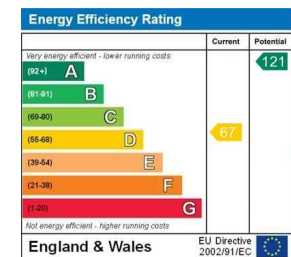
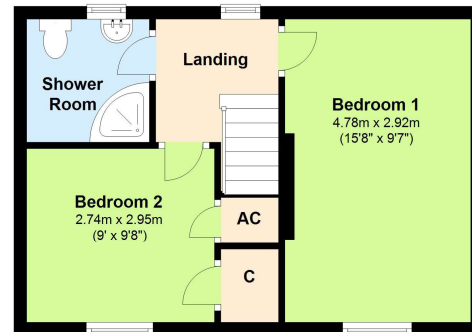
A life assurance policy may be required. Written quotation available upon request.



Ground Floor



First Floor



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www.normanfbrown.co.uk



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