



BURNRIGG AYSGARTH, WENSLEYDALE, NORTH YORKSHIRE, DL8 3AE

A PLEASANTLY SITUATED INDIVIDUAL DETACHED BUNGALOW WITH OPEN REAR ASPECT WITHIN THE HEART OF WENSLEYDALE.

Entrance Porch, Hall, Lounge/Dining Room, Kitchen, Conservatory, 3 Bedrooms, Shower Room/WC, Garage, Driveway, Front, Side and Rear Gardens, Oil Fired Central Heating, UPVC Double Glazing. NO FORWARD CHAIN. EER E46.

Offers in the Region of £325,000





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The Accommodation comprises:

ENTRANCE PORCH

Fitted cupboard with sliding doors, electric meter cupboard. Single glazed entrance door to front. Single glazed window to front. Single glazed window and door to Hall.

HALL

Built-in cupboard, two radiators, access to loft space. Doors to Lounge/Dining Room, Kitchen, Conservatory, Bedroom 1, Bedroom 2, Bedroom 3 and Bathroom/WC. Single glazed door to Entrance Porch. Single glazed window to Entrance Porch.

LOUNGE

3.14m x 5.39m (10'4" x 17'8"). Stone surround open fireplace with recessed shelving and television plinth, wall lights, radiator. Double glazed bow window to rear. Double glazed window to side. Archway to Dining Area. Door to Hall.

DINING AREA

3.05m x 2.80m (10' x 9'2"). Radiator. Double glazed windows to front and side. Archway to Lounge. Door to Kitchen.

KITCHEN

3.05m x 3.09m (10' x 10'2"). Tiled surrounds, stainless steel single drainer sink unit with mixer tap, dark oak effect laminate work surfaces, cream cupboards and drawers, built-in electric oven, built-in microwave, ceramic hob, extractor hood over, built-in fridge, built-in freezer, plumbing for washing machine, oil fired boiler, radiator. Double glazed window to front. Doors to Dining Area and Hall.

CONSERVATORY

2.20m x 2.75m (7'3" x 9"). Radiator, wall lights. Double glazed windows to side and rear with vertical blinds and roller blinds. Double glazed patio doors to Rear Garden. Single glazed door to Hall.



BEDROOM 1

2.70m x 3.35m (8'10" x 11'). Built-in wardrobe, radiator. Double glazed window to front. Door to Hall.

BEDROOM 2

2.75m x 3.35m (9' x 11'). Built-in wardrobe, radiator. Double glazed window to rear. Door to Hall.

BEDROOM 3

2.70m x 2.65m (8'10" x 8'8") (width up to wardrobe fronts). Fitted wardrobes and dressing table. Radiator. Double glazed window to rear. Door to Hall.

SHOWER ROOM/WC

Fully tiled walls, pedestal wash hand basin, corner shower cubicle with electric Mira shower, extractor fan, low level WC, bidet, heated towel ladder, airing cupboard with lagged hot water cylinder and immersion heater. Double glazed window to front with vertical blinds. Door to Hall.

OUTSIDE

FRONT GARDEN

Lawn, flower beds, shrubs, stone patio and path, outside courtesy light, tarmac driveway.

ATTACHED GARAGE

5.31m x 2.97m (17'5" x 9'9"). Power connected. Automatic up and over door to front. Single glazed window to front.

TO THE SIDE (east)

Enclosed area comprising lawn, detached concrete store (8'9" x 8'9").

PRIVATE SOUTH FACING REAR GARDEN backing onto grazing land.

Stone patios, outside courtesy light, flower beds.

TO THE SIDE (west)

Concrete path, plastic oil tank (1235 litres/ 271 gallons capacity).

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 - 13526

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.

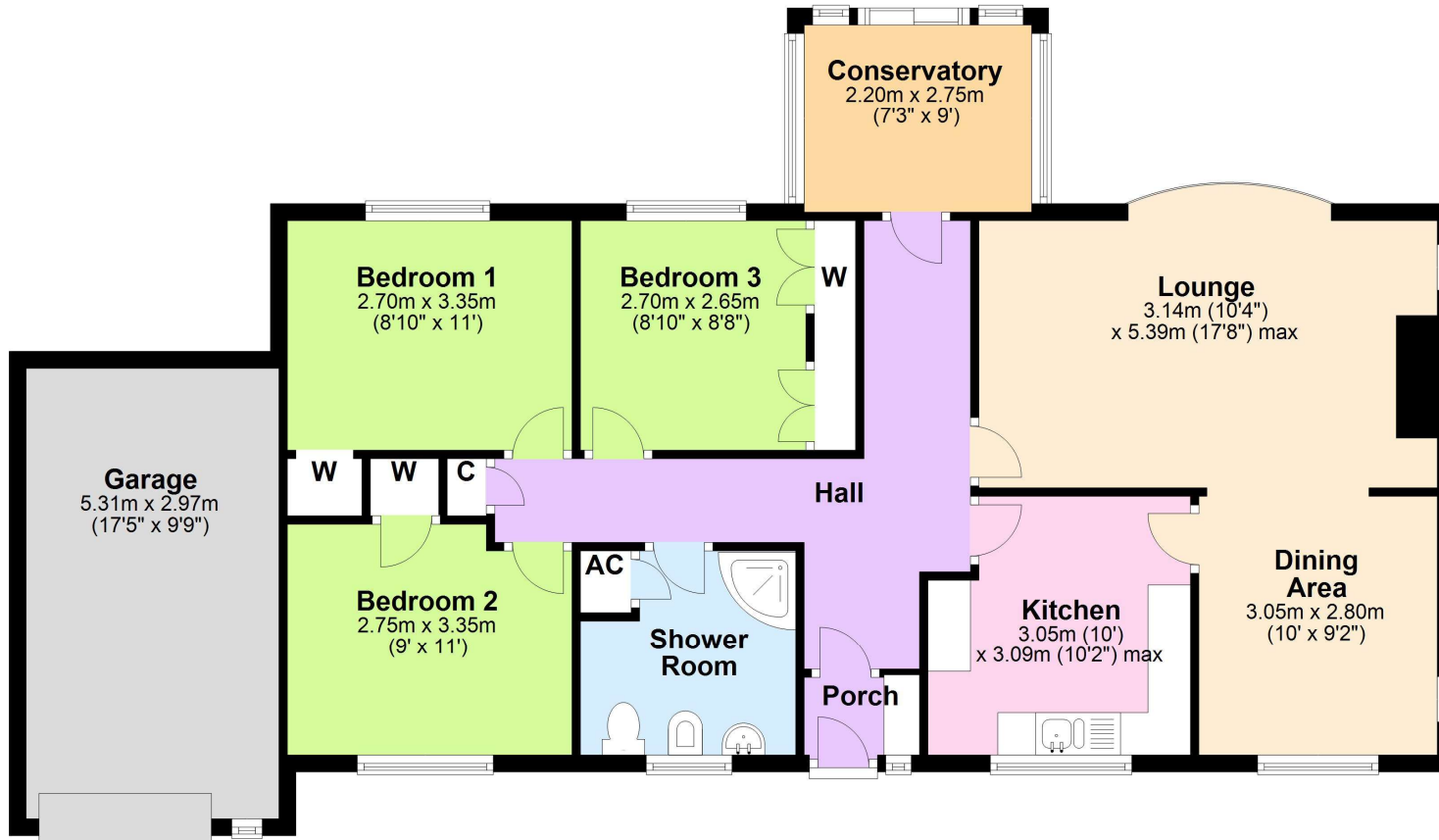
FREE MARKET APPRAISAL

We will be pleased to provide an unbiased and professional market appraisal of your property without obligation, if you are thinking of selling.



Ground Floor

Approx. 107.8 sq. metres (1160.7 sq. feet)



Total area: approx. 107.8 sq. metres (1160.7 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	97
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	46
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

25 Market Place, Leyburn, North Yorkshire DL8 5AS

Tel: 01969 622194

Email: leyburn@normanfbrown.co.uk

www.normanfbrown.co.uk



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