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"For Sales In The Dales"

Hill House, Hawes



- Characterful Renovated Cottage In Quiet Location
- Short Walk From Market Square
- 3 Bedrooms
- Modern Shower Room & Fitted Kitchen
- Living Room With Original Stone Fireplace
- Oil Central Heating
- Double Glazing
- South Facing Garden
- Off Road Parking
- Perfect Holiday, Retirement Or Family Home

Guide Price: £275,000 - £300,000



RESIDENTIAL SALES • LETTINGS • COMMERCIAL • PROPERTY CONSULTANCY
Valuations, Surveys, Planning, Commercial & Business Transfers, Acquisitions, Conveyancing,
Mortgage & Investment Advice, Inheritance Planning, Property, Antique & Household Auctions, Removals



J. R. Hopper & Co. is a trading name for J. R. Hopper & Co. (Property Services) Ltd. Registered: England No. 3438347. Registered Office: Hall House, Woodhall, DL8 3LB. Directors: L. B. Carlisle, E. J. Carlisle

Hill House, Hawes

DESCRIPTION

Hill House is a delightful cottage set in a quiet location just a short walk from the market place in the popular town of Hawes.

Hawes is a Market Town in Upper Wensleydale within the Yorkshire Dales National Park, with an excellent range of shops, restaurants, tearooms and pubs. There is an active community with primary school, Church and good Market Hall. There is still a weekly outdoor market, making it a popular destination for tourists and locals alike. There are great walks and wonderful views all around the beautiful countryside.

Hill House was completely renovated in 2015, works included re roofing, loft being insulated, new bathroom and kitchen. The property benefits from having oil fired central heating and double glazing throughout. Hill House offers character and charm and enjoys excellent views over the market town to the hills beyond.

On the ground floor is an entrance hall leading to a spacious sitting room with original stone fireplace to the rear of the property is a good sized family dining kitchen with access to the rear garden. Upstairs are two double bedrooms and a good single. Also there is a modern shower room.

Outside, to the front is a flagged area providing ample parking and sitting area. To the rear are steps up to a good walled South facing, there is a stone outbuilding with plumbing and electric and a lean to shed.

Hill House is a perfect holiday, retirement or family home.

GROUND FLOOR

- HALLWAY** Tiled flooring. Radiator. Door leading to passage way. Composite front door.
- SITTING ROOM** 15' 8" x 12' 9" (4.78m x 3.89m) Lovely bright room. Oak flooring. Radiator. Large, stone Inglenook fireplace. TV & telephone point. 2 Windows to the front.
- KITCHEN** 13' 3" x 12' 9" (4.04m x 3.89m) Large, open plan dining kitchen. Tiled flooring. Radiator. Good range of wall and base units. Stainless steel sink unit, integrated hob, oven, extractor fan and fridge. Staircase. Under stairs cupboard. Back door.

FIRST FLOOR

- LANDING** Bright landing space. Fitted carpet. Storage/ loft cupboard. Window.
- BEDROOM TWO** 12' 4" x 8' 8" (3.76m x 2.64m) Double bedroom. Fitted carpet. TV point. Radiator. Window to the front.

Hill House, Hawes

BEDROOM ONE 15' 3" x 9' 2" (4.65m x 2.79m) Good, double bedroom. Fitted carpet. Radiator. TV point. Window to the front.

BEDROOM THREE 9' 7" x 6' 11" (2.92m x 2.11m) Single bedroom. Fitted carpet. Radiator. Storage cupboard. 2 Windows with a lovely outlook over the garden.

SHOWER ROOM Modern shower room. Fully tiled floor and walls. WC. Wash basin. Shower. Heated towel rail. Shaver point. Extractor fan.

OUTSIDE

FRONT Stone flagged area provides ample parking.

REAR Steps up to a South facing walled garden with lawn and flagged patio area, Brick shed. Stone outbuilding with plumbing and electrics.

SIDE PASSAGEWAY Passage way allowing access for bins and oil delivery.

AGENTS NOTES The neighbouring property has access over the rear lawn.
There is a right of way over neighbouring property to stone outbuilding and shed.

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GENERAL

Photographs & Virtual Tours	Items in these photographs and tours may not be included in the sale.
Viewing	Ask for a video viewing first - In person viewings by appointment only. PPE must be worn at appointment. We aim to accompany viewings 7 days a week.
Local Authority	North Yorkshire County Council
Planning Authority	Yorkshire Dales National Park (01969 652349)
Council Tax Band	B. Band should be confirmed by the Purchaser prior to purchase.
Tenure	Freehold

AGENT NOTES

J. R. HOPPER & Co. has not tested services, fixtures, fittings, central heating, gas and electrical systems. If in doubt, purchasers should seek professional advice.

OFFER PROCEDURE

J. R. Hopper & Co, as Agents in the sale of the property will formally check the identification of prospective Purchasers. In addition the Purchaser will be required to provide information regarding the source of funding as part of our Offer handling procedure

FINANCIAL ADVICE

Buying your own home can be a complicated and confusing business especially with so many different schemes being offered by the High Street Building Societies and Banks. Why not find out which mortgage is best for you by speaking to our own **Independent Financial & Mortgage Advisor**? There is no obligation or cost and we can help even if you are buying from other agents. To make an appointment, please call – 01969 622936

Your home is at risk if you do not keep up the repayments on a mortgage or other loan secured on it. Written details available upon request

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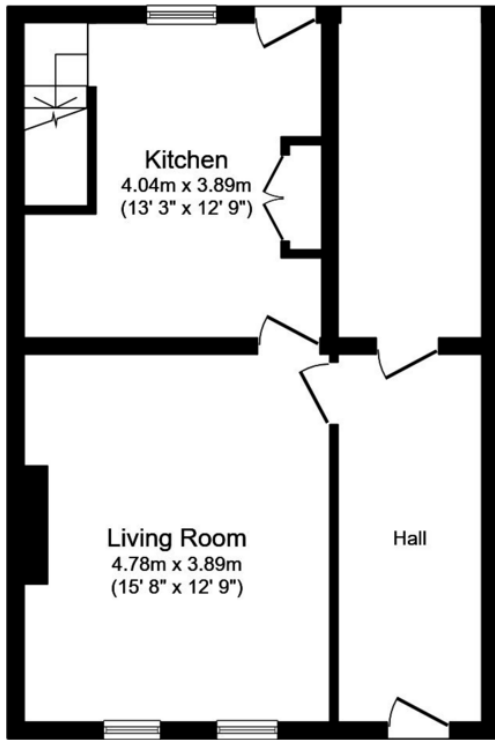
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ENERGY PERFORMANCE CERTIFICATE

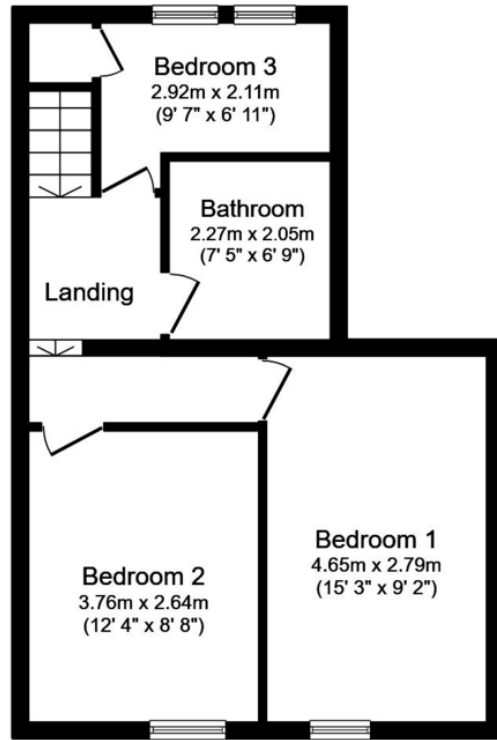
Property: Hill House, The Hill, Hawes, North Yorkshire, DL8 3QP

Energy Efficiency Rating Current TBC Environmental Impact Rating Current TBC

Hill House, Hawes



Ground Floor



First Floor

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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