

EASTVALE COTTAGE

Bellerby, Leyburn, DL8 5QY

CHARTERED SURVEYORS

VALUERS

LAND & ESTATE AGENTS

ESTATE MANAGEMENT



An attractive stone-built cottage in popular village with private parking on the tarmac frontage.

Accommodation includes:-

- GF: Small entrance porch, living room, kitchen, utility/boot room & shower room on lower landing.
- FF: Two bedrooms (one double & one single).
- Enclosed rear yard.
- Gas central heating & double glazing.

GUIDE PRICE

OIEO

£190,000

The property comprises a stone-built cottage which has been tastefully renovated over the years. It benefits from full gas fired central heating and double glazed windows throughout. Outside, there is private parking for two cars on the tarmac frontage and an enclosed yard to the rear with seating area and storage for bins etc. In recent years the property has been a successful investment property and has been let on an Assured Shorthold tenancy but would make an ideal holiday, starter or retirement property.

SITUATION

Leyburn 2 miles, Richmond 8 miles. A1(M) 12 miles. Bedale 13 miles. There are regular bus services from Bellerby to Leyburn, Richmond and beyond together with a daily Community bus to Tesco's at Catterick Garrison. Darlington and Northallerton train stations provide main line access. Leeds Bradford & Newcastle airports are an hour's drive. (All distances are approximate).

Eastvale Cottage is situated on the left hand side just as you turn on to Moor Road by the bus stop in Bellerby Village. Bellerby is a picturesque village in Wensleydale with a traditional public house, Church and a village hall with playing fields. The thriving market town of Leyburn is 2 miles away and has developed as the traditional centre for mid-Wensleydale and is often referred to as the Gateway to the Yorkshire Dales. The town supports an array of shops, restaurants, schools, pubs, churches and sports facilities and is well sited both for access to the A1 as well as the rural Dales.

Accommodation

The accommodation is arranged over two floors and comprises:-

GROUND FLOOR

Small Entrance Porch with door leading into:-

Living Room (3.58 m x 3.57m)

With beamed ceiling, radiator, 4 uplights with glass shades, fitted carpet, 4 shelves in recess, TV point, smoke alarm and central heating thermostat.

Kitchen (3.98m x 1.80m)

With stainless steel sink unit, range of floor units with white doors and laminate worktops over, Beko ceramic hob in black with 4 rings, Neff double oven, breakfast bar to match worktops, tile effect vinyl floor covering, venetian blind at window and downlights in ceiling.

Utility/Boot Room (3.68m x 1.35m)

With gas boiler, carbon monoxide detector, coat hooks and plumbing for washing machine. External door to rear yard and external door on to Moor Road (front).



Hall (1.84m x 1.44m)

With coat hooks and storage area.

Stairs leading up to the Lower Landing with:-

Shower Room (1.70m x 1.23m)

With shower cubicle and curtain rail, W.C., pedestal basin, vinyl floor covering and radiator.

Stairs leading up to the First Floor:-

Landing with lantern light fitting and smoke alarm.

Bedroom 1 (3.65m x 3.50m)

Double Bedroom with fitted cupboard, wash basin in unit, radiator, fitted carpet and loft hatch.

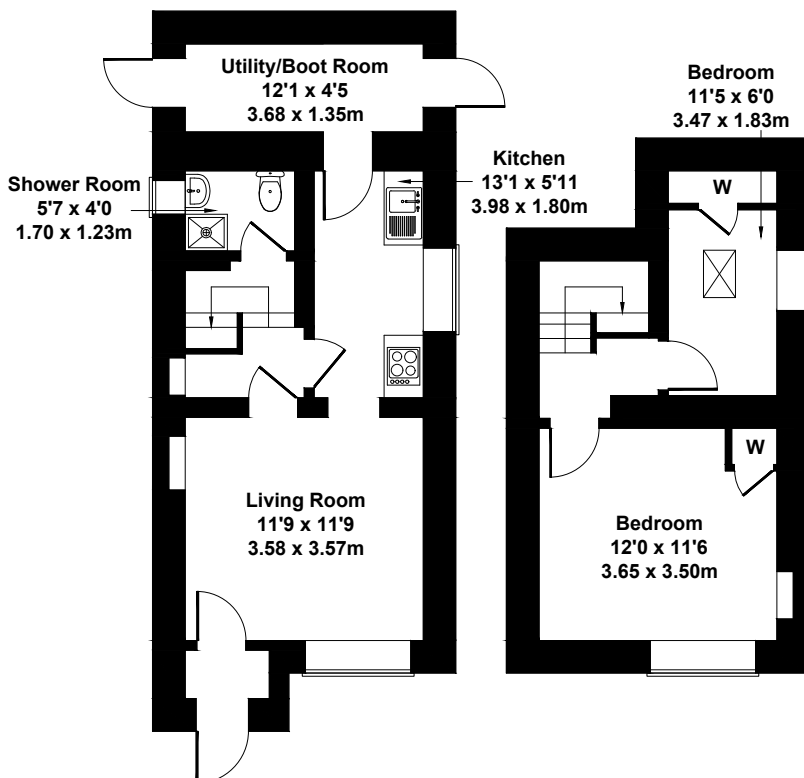
Bedroom 2 (3.47m x 1.83m)

Single Bedroom with velux roof light, radiator, storage cupboard and fitted carpet.





FLOORPLANS



OUTSIDE

Rear Yard

To the rear of the property there is a secure, low maintenance yard with seating area and storage for bins. This is accessible via the Utility/Boot Room.

Frontage

There is private parking on the tarmac frontage for up to two cars.



DIRECTIONS

From Leyburn Market Place turn right at the mini-roundabout on to the A6108 heading towards Richmond Road. After the Wensleydale School, continue over the mini-roundabout in the direction of Richmond/Catterick Garrison. On entering Bellerby, turn left opposite the Cross Keys pub on to Moor Road and the property is immediately on the left hand side just after the junction (opposite the bus stop).

GENERAL REMARKS & STIPULATIONS

Services

Mains electricity, water, drainage and telephone. Gas central heating.

Viewing

Strictly by prior appointment through Sole Agents, John G. Hills & Partners (01969 623109).

Tenure

The property is offered for sale freehold with vacant possession upon completion.

Method of Sale

The property is offered for sale by private treaty; however the Agents reserve the right to conclude negotiations by any other means at their discretion.

Offers

All offers must be in writing. We will not report any verbal offer unless it is confirmed in writing. Please confirm whether your offer is a cash offer or subject to a mortgage or property sale.

Fixtures and Fittings

All items normally designated as fixtures and fittings are specifically excluded from the sale unless they are mentioned in the particulars of sale.

Money Laundering Regulations

Prospective purchasers should be aware that in the event that they are successful, they will be required to provide us with documents in relation to the Money Laundering Regulations, one being photographic ID (Passport or Driving Licence) and the second being a recent utility bill confirming your address.

Council Tax

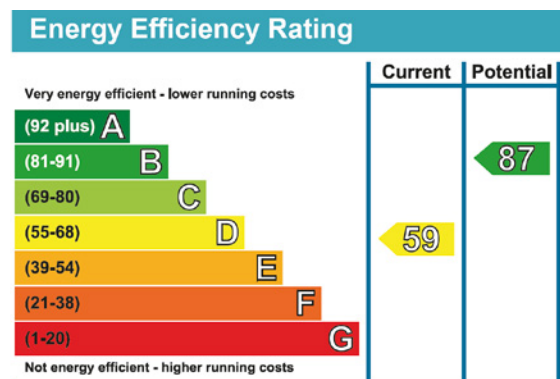
The property falls into Band A for the purpose of Council Tax and is payable to North Yorkshire Council

Covenants, Easements and Rights of Way

The property will be sold subject to all covenants, easements and rights of way whether specifically mentioned in these particulars or not. The two neighbouring properties have a right of access to the rear yard to undertake repairs/maintenance to their property, with prior notice.

Energy Rating

EER: D:59 A copy of the full Energy Performance Certificate is available upon request.



John G Hills

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IMPORTANT NOTICE

John G. Hills for themselves and for the Vendors of this property, whose agents they are, give notice that:-

- The particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute part of an offer or contract. Prospective purchasers and lessees ought to seek their own professional advice.
- All descriptions, dimensions, areas, references to condition and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
- No person in the employment of John G. Hills has any authority to make or give any representations or warranty whatsoever in relation to this property on behalf of John G. Hills, nor enter into any contract on behalf of the Vendor.
- No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn.

Measurements and other information

All measurements are approximate.

While we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.

