



Riverside Cottage, Whaw, Arkengarthdale Offers in the Region of £375,000

Sitting within this highly regarded upper Dales hamlet, brimming with character and with second to none views, this three bedroomed Cottage will appeal to a range of buyers. To the ground floor are two reception rooms, a quality dining kitchen, utility room and shower room, whilst to the first floor are three bedrooms and a bathroom. To the rear of the property, there is a wonderful suntrap patio area, whilst the front provides an additional seating area, ideal for admiring the views. Offered to the market CHAIN FREE, an early inspection is strongly recommended!

21 Market Place, Richmond, North Yorkshire, DL10 4QG

Riverside Cottage, Whaw

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Porch:

A welcoming entrance with a stone flagged floor, providing a perfect area for kicking off muddy boots and hanging coats.

Living Room:

With beamed ceilings, a flagged floor and feature Inglenook fireplace housing a log burning stove, this room is perfect for relaxing after a long day outdoors.



Sitting Room:

A second reception room, comprising a cast iron fireplace with an electric log burner style fire, this space lends itself perfectly as a snug or more formal dining room if desired.



Kitchen/Dining Room:

A range of contrasting quality soft close wall and base shaker style units with complimenting worksurfaces and tiled splashbacks. Integrated is a dishwasher, undercounter fridge and freestanding AEG electric cooker and hob with extractor over.



With exposed stone walls and flagged flooring, the kitchen provides ample space for dining.



Utility Room:

With plumbing for a washing machine and space for several other appliances.

Shower Room:

With a basin, wc and a mains powered shower.

First Floor Landing:

With loft access, a window to the front of the property and a radiator.



Bedroom:

A double room with a radiator and a window to the front of the property.



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Bedroom:

A single room, currently used as a store room, with a radiator and a sky light.

Bathroom:

Comprising a 4 piece suite; a wc, sink vanity unit, bath and shower cubicle with a mains powered shower. An extractor fan and a heated towel rail.



External:

To the rear is a suntrap patio area, perfect for your morning coffee and Summer barbeques. There is a gate for access to the side and a shed.



Additional Information:

The Postcode is DL11 6RT, the Council Tax Band is D. The property has the benefit of Oil Fired Central Heating (2019). The property has a shared septic tank.





Viewing Arrangements - by appointment with Irvings Property Ltd

Property Misdescriptions Act 1991 - PLEASE NOTE CAREFULLY

These particulars have been prepared for guidance only. We have not carried out a detailed survey, nor tested the services, appliances or specific fittings. Floor plans are not drawn to scale unless stated, measurements and distances are approximate only. Do not rely on them for carpets and furnishings. Photographs are not necessarily current and you should not assume that contents shown are included in the sale.