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*"For Sales In The Dales"*  
01969 622936

## Nordale Cottage, Hawes



- Spacious Cottage
- Central Location In Popular Dales Market Town
- 2 Double Bedrooms
- Family Bathroom
- Lounge With Bay Window
- Kitchen/ Diner & Pantry
- Double Glazing
- Oil Fired Central Heating
- Rear Yard/Patio
- Private Parking For 3 Cars
- No Chain
- Ideal Investment, Family Or Retirement Home

**Offers Around £175,000**



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# Nordale Cottage , Hawes

## DESCRIPTION

Nordale Cottage is a spacious mid terrace house located in the popular Town of Hawes in Upper Wensleydale.

Hawes is a Market Town within the Yorkshire Dales National Park. It has a good range of shops, restaurants, tearooms & pubs. There is an active community with a primary school, Church, bank and doctors surgery. There is still a weekly outdoor market, making it a popular destination for tourists and locals alike. There are great walks and wonderful views in all directions.

This cottage is deceptively spacious. On the ground floor is an entrance hall, a good size living room with bay window, kitchen/diner and a pantry. Upstairs there are two double bedrooms and bathroom with separate WC. The property has had a complete re-wire and oil fired central heating has been installed. The house would benefit from minor decorative modernisation, including upgrades to the kitchen and bathroom.

Externally, to the rear is a tarmac yard with space to park three cars and stone outbuilding housing the oil tank (neighbours have hanging rights and pedestrian access only).

Nordale Cottage would make an ideal investment cottage, starter or retirement home with amenities and many walks on your doorstep.

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## GROUND FLOOR

<b>ENTRANCE HALL</b>	5' 2" x 4' 4" (1.57m x 1.32m) Fitted carpet. Electric board. Double glazed front door.
<b>LOUNGE</b>	12' 5" x 12' 3" (3.78m x 3.73m) Generous sized living area. Fitted carpet. Fireplace housing flame effect fire with back boiler. Radiator. Double glazed bay window to front.
<b>PANTRY</b>	9' 5" x 4' 1" (2.87m x 1.24m) Fitted carpet. Stone shelf. Under unit cupboards. Frosted double glazed window to rear.
<b>KITCHEN/DINER</b>	15' 10" x 5' 4" (4.83m x 1.63m) Vinyl flooring. Built in store cupboard. Single drainer stainless steel sink. Radiator. Double glazed door to front. Double glazed window to rear.
<b>REAR PORCH</b>	Under stairs cupboard. Double glazed door to rear.

## FIRST FLOOR

<b>LANDING</b>	Fitted carpet. Radiator. Staircase. Double glazed window to rear.
<b>BEDROOM ONE</b>	15' 7" x 8' 8" (4.75m x 2.64m) Double bedroom. Fitted carpet. Radiator. Two double glazed windows on two aspects with a pleasant outlook.

# Nordale Cottage , Hawes

<b>BEDROOM TWO</b>	10' 8" x 9' 7" (3.25m x 2.92m) Double bedroom. Fitted carpet. Radiator. Double glazed window to front.
<b>BATHROOM</b>	9' 9" x 5' 8" (2.97m x 1.73m) Fitted carpet. Wash basin. Bath with shower over. Built in cupboard housing water tank. Radiator. Double glazed frosted window.
<b>SEPERATE WC</b>	Fitted carpet. WC. Frosted window.
<b>OUTSIDE</b>	Low maintenance tarmac yard. Stone outbuilding housing oil tank. Private parking for three cars (neighbours have hanging and pedestrian rights over).

# Nordale Cottage , Hawes

## GENERAL

<b>Photographs &amp; Virtual Tours</b>	Items in these photographs and tours may not be included in the sale.
<b>Viewing</b>	By appointment. We aim to accompany viewings 7 days a week.
<b>Local Authority</b>	North Yorkshire County Council
<b>Planning Authority</b>	Yorkshire Dales National Park (01969 652349)
<b>Council Tax Band</b>	. Band should be confirmed by the Purchaser prior to purchase.
<b>Tenure</b>	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

## CONVEYANCING

Buying or Selling your home requires a diligent solicitor. We work with local solicitors & the UK's most recommended provider of conveyancing services. This makes the process as smooth and stress free as possible. Call, or check our website, for a free, no obligation, no move no fee quote.

## MARKET APPRAISALS

If you have a property or business which needs a market appraisal or valuation, our local knowledge, experience and coverage will ensure you get the best advice. Our **Relocation Agent Network** of over 600 specially selected offices can provide this no obligation free service anywhere in the country. Call or email now to let us get you moving.

## ALL AGENTS

Check out what other buyers and sellers have said about J.R. Hopper & Co at [allagents.co.uk](http://allagents.co.uk). Almost 100% of the 40 testimonials this year would recommend J.R. Hopper & Co. to their friends.

## ON THE MARKET

To see all our properties in the Yorkshire Dales first, register at [jrhopper.com](http://jrhopper.com) and [onthemarket.com](http://onthemarket.com)

## J. R. HOPPER & Co.

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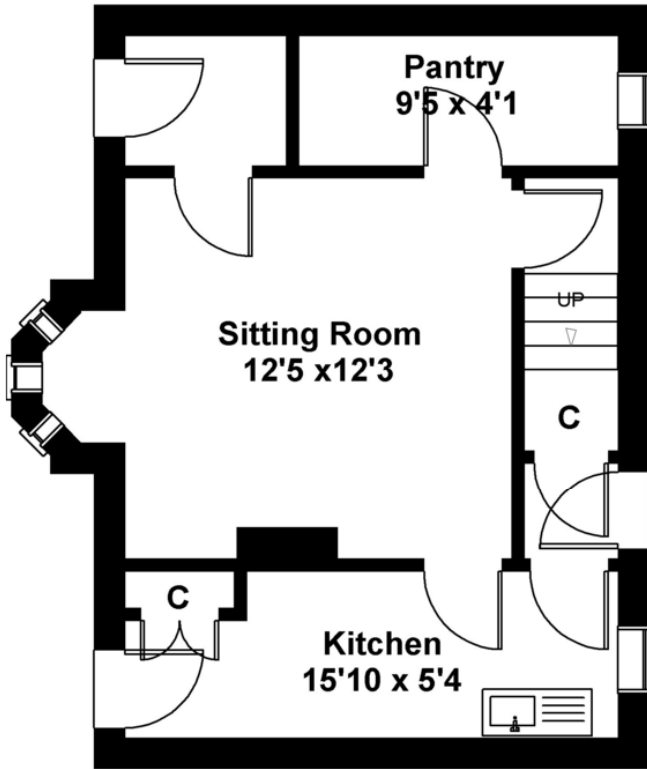
## ENERGY PERFORMANCE CERTIFICATE

**Property:** Nordale Cottage , Market Place, Hawes, North Yorkshire, DL8 3RD

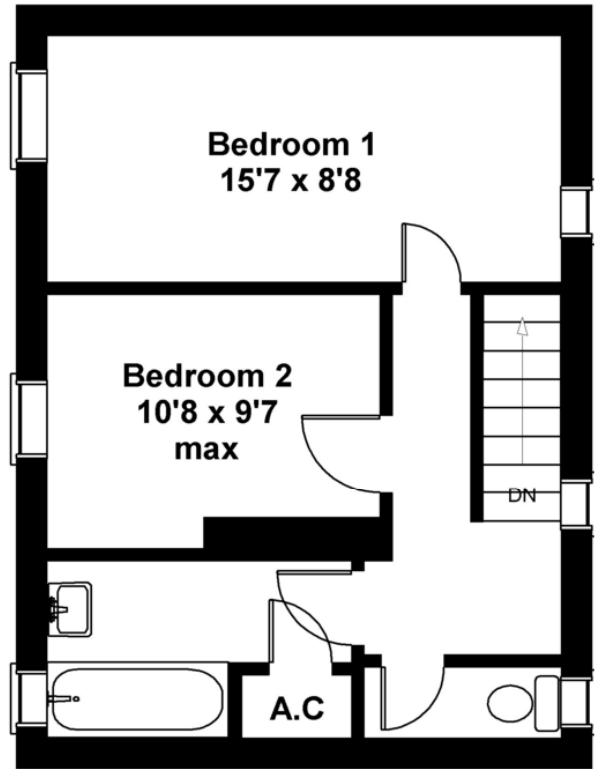
**Energy Efficiency Rating Current 29 Environmental Impact Rating Current 27**

# Nordale Cottage , Hawes

## Nordale Cottage, Hawes



**GROUND FLOOR**



**FIRST FLOOR**

**SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY**

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

**Produced by Potterplans Ltd. 2017**



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