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J.R. HOPPER & Co.
EST. 1886

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"For Sales In The Dales"
01969 622936

East End Cottage, Burtersett



- Fantastic Detached Property In Quiet Village Location
- 4 Bedrooms
- Living Room With Multi Fuel Stove
- Dining Room
- Kitchen
- Utility
- House Bathroom & Shower Room
- Oil Central Heating
- Double Glazing
- Garage & Workshop With Off Road Parking
- Superb Large Garden & Patio Area
- Panoramic Views
- Ideal Family Home Or Investment Property

Offers Around £450,000



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Valuations, Surveys, Planning, Commercial & Business Transfers, Acquisitions, Conveyancing,
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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

East End Cottage, Burtersett

DESCRIPTION

East End Cottage is a fantastic, detached stone built house located in the quiet village of Burtersett, just 1 mile from 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 & 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.

The current owners have lived in the property for the past 25 years and have carried out extensive works including building the extension which has created what is now the kitchen, utility and master bedroom. The house benefits from oil central heating and double glazing throughout.

On the ground floor there is a living room with multi fuel stove, dining room, kitchen, utility, shower room and an entrance hall with a porch. Upstairs there are 3 double bedrooms and a single which is currently being used as a study, as well as the house bathroom.

Externally the house has superb gardens and enjoys unspoilt, panoramic views in all directions. To the front is an attractive South facing patio garden with well established borders and trees creating a lovely private sitting area. To the side is an attached workshop and garage. The stone built structures are a great addition to the property and provide extra working space or dry storage. There is also ample off road parking. To the rear is a large lawn garden with an array of flowers, plants, mature trees and hedges. There is a green house and small wooden built summer house as well as a patio area. It is a gardeners paradise!

East End Cottage is a superb house offering plenty space both inside and out. The Cottage would be an ideal family or active retirement home or investment property.

GROUND FLOOR

PORCH	Fitted carpet. Coat hooks. Window to side. UPVC front door. Solid wood door opening into entrance hall.
ENTRANCE HALL	Fitted carpet. Beams. Alcove shelving. Under stairs cupboard. 2 radiators. Windows to front & rear.
SHOWER ROOM	Vinyl floor. Part tiled walls. Large shower cubicle. WC. Wash basin. Extractor fan. Radiator. Window.
LIVING ROOM	17' 0" x 10' 5" (5.18m x 3.18m) Large comfortable living room. Fitted carpet. Beams. Stone fireplace with multi fuel stove. 3 wall lights. TV point. 2 radiators. Large window to rear overlooking the garden. Window to front.
DINING ROOM	13' 1" x 10' 0" (3.99m x 3.05m) Large dining room. Fitted carpet. Beams. 2 wall lights. Telephone point. Radiator. 2 windows on 2 aspects.

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KITCHEN	13' 7" x 11' 10" (4.14m x 3.61m) max. Large kitchen with space for dining table and chairs. Vinyl floor. Wood panel ceiling. Part tiled walls. Range of wall & base units. Integrated dual oven. Ceramic hob with extractor hood. 1 & 1/2 sink unit. Built in cupboard. Window to front and rear.
UTILITY	7' 7" x 7' 6" (2.31m x 2.29m) Vinyl floor. Loft hatch. Part tiled walls. Wall and base units. Plumbing for washing machine. Stainless steel sink unit. Boiler. Coat hooks. Radiator. Window to rear. Back door.
FIRST FLOOR	
LANDING	Fitted carpet. Beam. Airing cupboard. Storage cupboard. 2 radiators. 2 windows to front.
BEDROOM 1	13' 6" x 11' 11" (4.11m x 3.63m) Large double bedroom. Fitted carpet. Beams. Loft hatch. 2 wall lights. 2 radiators. 2 windows.
BEDROOM 2	10' 10" x 10' 6" (3.3m x 3.2m) Lovely light double bedroom. Fitted carpet. Beam. Loft hatch. Built in storage cupboard. 2 radiators. 2 windows with great views.
BEDROOM 3	10' 0" x 7' 8" (3.05m x 2.34m) Small double. Fitted carpet. Beam. Loft hatch. Wall light. Built in cupboard. Radiator. Window to rear.
BEDROOM 4/ STUDY	10' 1" x 6' 2" (3.07m x 1.88m) Front single bedroom currently being used as a study. Fitted carpet. Beam. Shelving. Telephone point. Radiator. Window to front.
BATHROOM	8' 9" x 7' 2" (2.67m x 2.18m) Fitted carpet. Beam. Part tiled walls. Bath. WC. Wash basin. Extractor fan. Wall heater. Storage cupboard. Radiator. Window.
OUTSIDE	
FRONT	Private, gated patio area with well established flower beds. Oil tank.
SIDE	Workshop & garage with additional off road parking.
WORKSHOP	11' 10" x 10' 8" (3.61m x 3.25m) Stone built workshop. Concrete floor. Window to rear. Electric & power. Great dry storage area.
GARAGE	17' 6" x 13' 3" (5.33m x 4.04m) Concrete floor. Power & water. Door to rear leading to garden. Great dry store.
REAR	A superb large, walled, private garden with stunning, unspoilt views over the fields and hills. Large lawn with beautiful flower beds, borders, mature trees and hedges. Patio area with space to sit out and enjoy the sun. Greenhouse. Wooden built summer house. Shed.
AGENTS NOTES	Private septic tank drainage.

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Planning Authority	Yorkshire Dales National Park (01969 652349)
Council Tax Band	. Band should be confirmed by the Purchaser prior to purchase.
Tenure	Freehold

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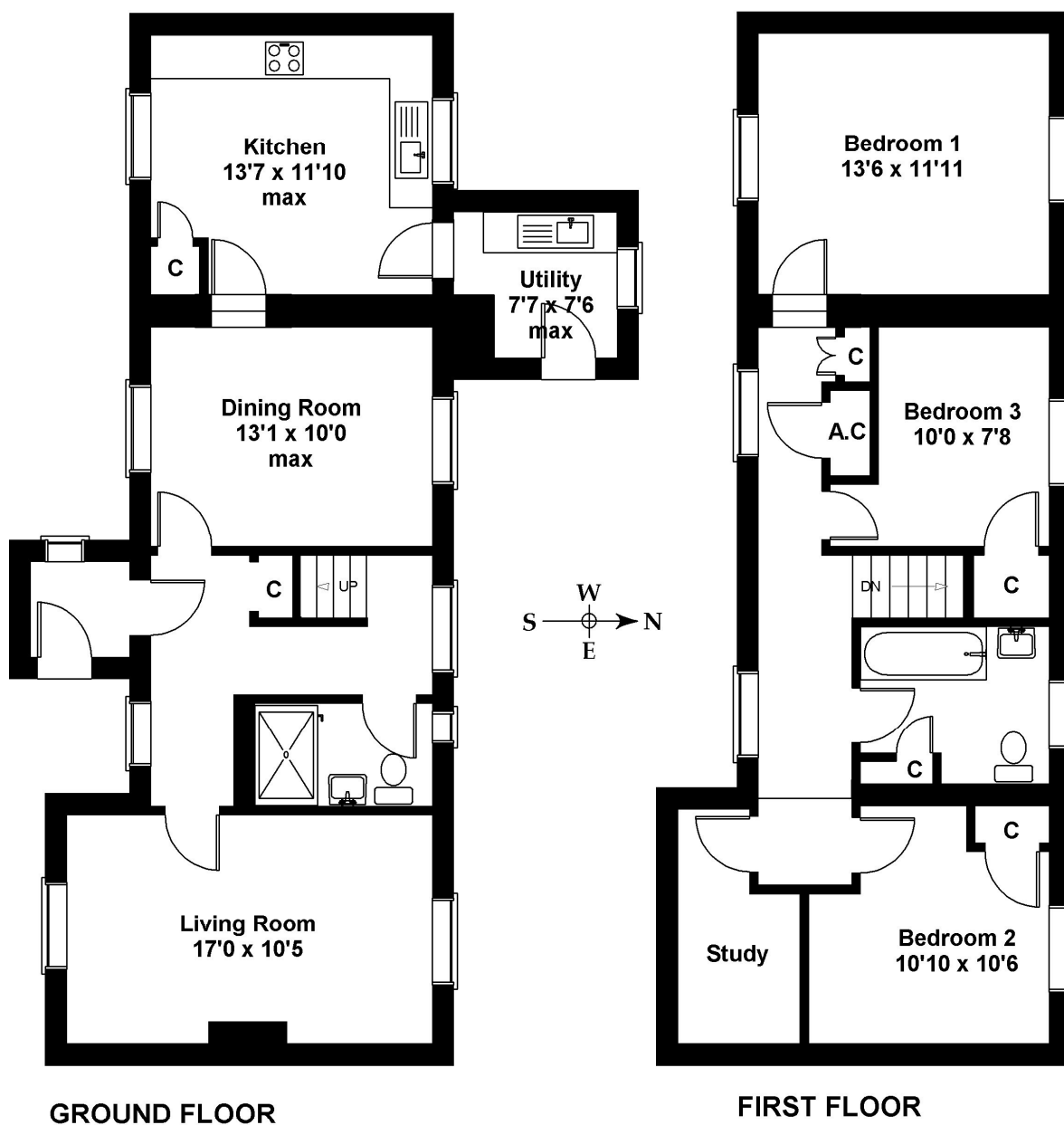
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Property: East End Cottage, Burtersett, Hawes, North Yorkshire, DL8 3PN

Energy Efficiency Rating Current 36 Environmental Impact Rating Current 34

East End Cottage, Burterset

East End Cottage



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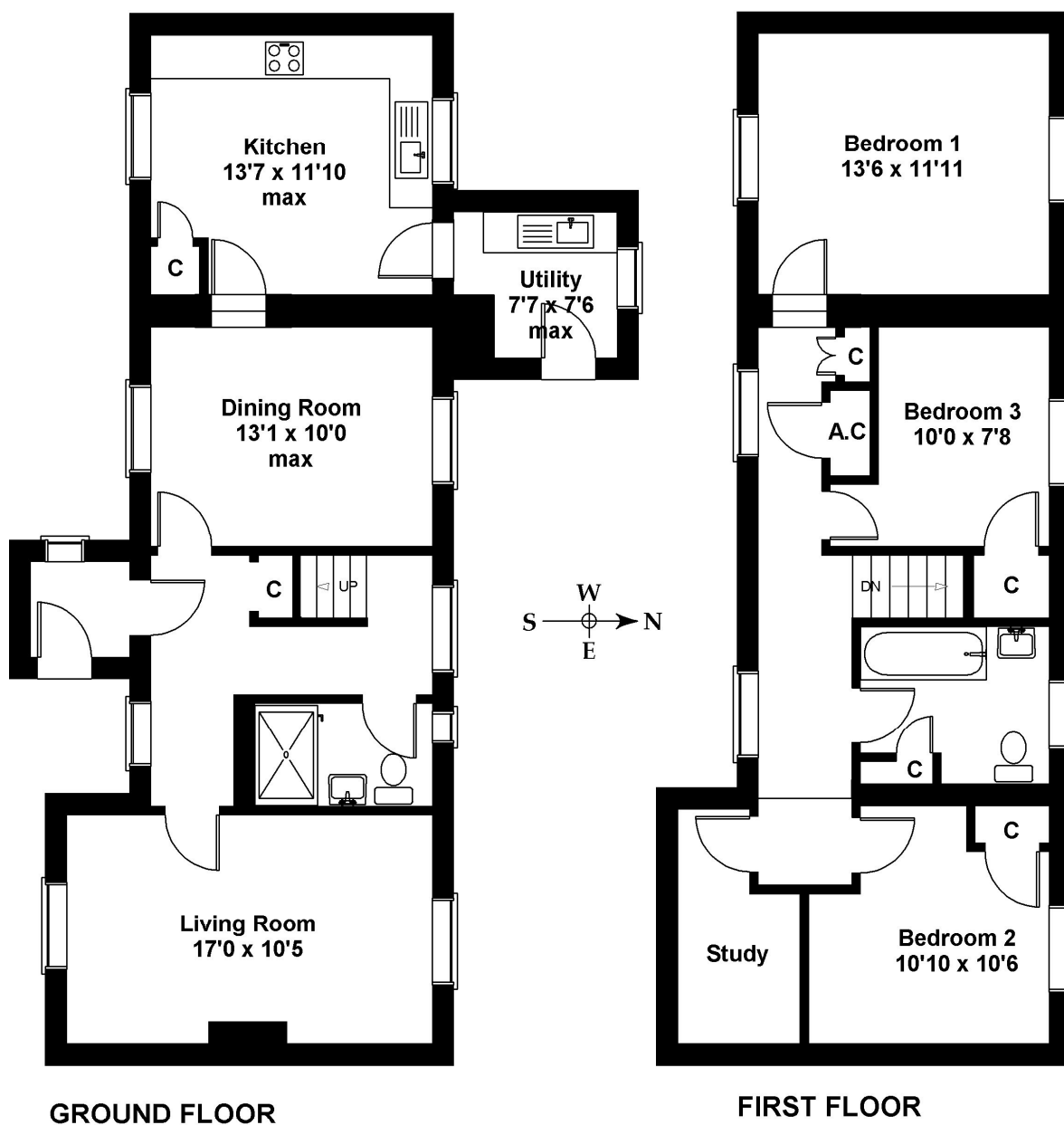
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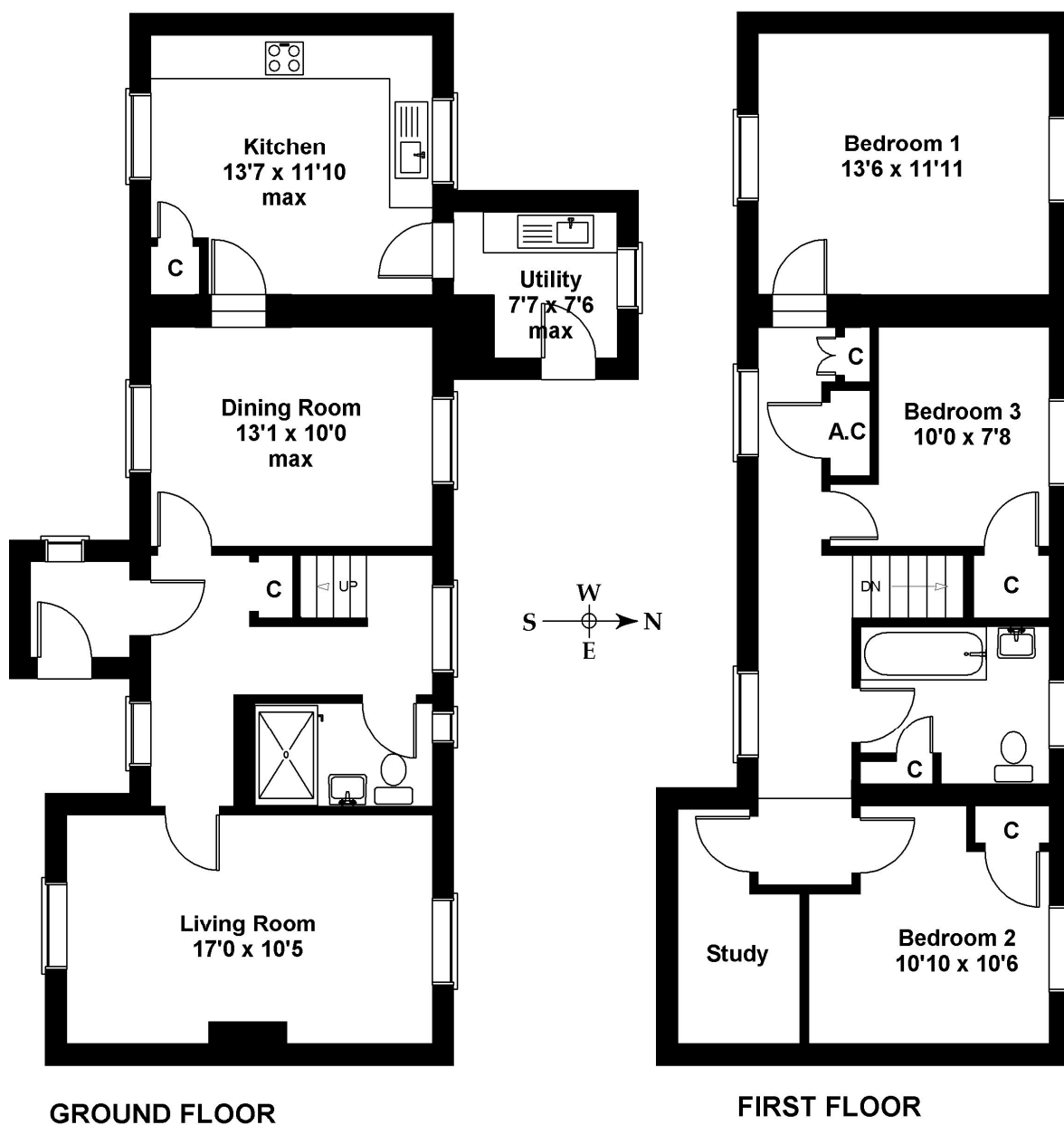
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- 4 Bedrooms
- Living Room With Multi Fuel Stove
- Dining Room
- Kitchen
- Utility
- House Bathroom & Shower Room
- Oil Central Heating
- Double Glazing
- Garage & Workshop With Off Road Parking
- Superb Large Garden & Patio Area
- Panoramic Views
- Ideal Family Home Or Investment Property

Offers Around £450,000



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East End Cottage, Burtersett

DESCRIPTION

East End Cottage is a fantastic, detached stone built house located in the quiet village of Burtersett, just 1 mile from 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 & 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.

The current owners have lived in the property for the past 25 years and have carried out extensive works including building the extension which has created what is now the kitchen, utility and master bedroom. The house benefits from oil central heating and double glazing throughout.

On the ground floor there is a living room with multi fuel stove, dining room, kitchen, utility, shower room and an entrance hall with a porch. Upstairs there are 3 double bedrooms and a single which is currently being used as a study, as well as the house bathroom.

Externally the house has superb gardens and enjoys unspoilt, panoramic views in all directions. To the front is an attractive South facing patio garden with well established borders and trees creating a lovely private sitting area. To the side is an attached workshop and garage. The stone built structures are a great addition to the property and provide extra working space or dry storage. There is also ample off road parking. To the rear is a large lawn garden with an array of flowers, plants, mature trees and hedges. There is a green house and small wooden built summer house as well as a patio area. It is a gardeners paradise!

East End Cottage is a superb house offering plenty space both inside and out. The Cottage would be an ideal family or active retirement home or investment property.

GROUND FLOOR

PORCH	Fitted carpet. Coat hooks. Window to side. UPVC front door. Solid wood door opening into entrance hall.
ENTRANCE HALL	Fitted carpet. Beams. Alcove shelving. Under stairs cupboard. 2 radiators. Windows to front & rear.
SHOWER ROOM	Vinyl floor. Part tiled walls. Large shower cubicle. WC. Wash basin. Extractor fan. Radiator. Window.
LIVING ROOM	17' 0" x 10' 5" (5.18m x 3.18m) Large comfortable living room. Fitted carpet. Beams. Stone fireplace with multi fuel stove. 3 wall lights. TV point. 2 radiators. Large window to rear overlooking the garden. Window to front.
DINING ROOM	13' 1" x 10' 0" (3.99m x 3.05m) Large dining room. Fitted carpet. Beams. 2 wall lights. Telephone point. Radiator. 2 windows on 2 aspects.

East End Cottage, Burtersett

KITCHEN	13' 7" x 11' 10" (4.14m x 3.61m) max. Large kitchen with space for dining table and chairs. Vinyl floor. Wood panel ceiling. Part tiled walls. Range of wall & base units. Integrated dual oven. Ceramic hob with extractor hood. 1 & 1/2 sink unit. Built in cupboard. Window to front and rear.
UTILITY	7' 7" x 7' 6" (2.31m x 2.29m) Vinyl floor. Loft hatch. Part tiled walls. Wall and base units. Plumbing for washing machine. Stainless steel sink unit. Boiler. Coat hooks. Radiator. Window to rear. Back door.
FIRST FLOOR	
LANDING	Fitted carpet. Beam. Airing cupboard. Storage cupboard. 2 radiators. 2 windows to front.
BEDROOM 1	13' 6" x 11' 11" (4.11m x 3.63m) Large double bedroom. Fitted carpet. Beams. Loft hatch. 2 wall lights. 2 radiators. 2 windows.
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BEDROOM 3	10' 0" x 7' 8" (3.05m x 2.34m) Small double. Fitted carpet. Beam. Loft hatch. Wall light. Built in cupboard. Radiator. Window to rear.
BEDROOM 4/ STUDY	10' 1" x 6' 2" (3.07m x 1.88m) Front single bedroom currently being used as a study. Fitted carpet. Beam. Shelving. Telephone point. Radiator. Window to front.
BATHROOM	8' 9" x 7' 2" (2.67m x 2.18m) Fitted carpet. Beam. Part tiled walls. Bath. WC. Wash basin. Extractor fan. Wall heater. Storage cupboard. Radiator. Window.
OUTSIDE	
FRONT	Private, gated patio area with well established flower beds. Oil tank.
SIDE	Workshop & garage with additional off road parking.
WORKSHOP	11' 10" x 10' 8" (3.61m x 3.25m) Stone built workshop. Concrete floor. Window to rear. Electric & power. Great dry storage area.
GARAGE	17' 6" x 13' 3" (5.33m x 4.04m) Concrete floor. Power & water. Door to rear leading to garden. Great dry store.
REAR	A superb large, walled, private garden with stunning, unspoilt views over the fields and hills. Large lawn with beautiful flower beds, borders, mature trees and hedges. Patio area with space to sit out and enjoy the sun. Greenhouse. Wooden built summer house. Shed.
AGENTS NOTES	Private septic tank drainage.

East End Cottage, Burterset

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Tenure	Freehold

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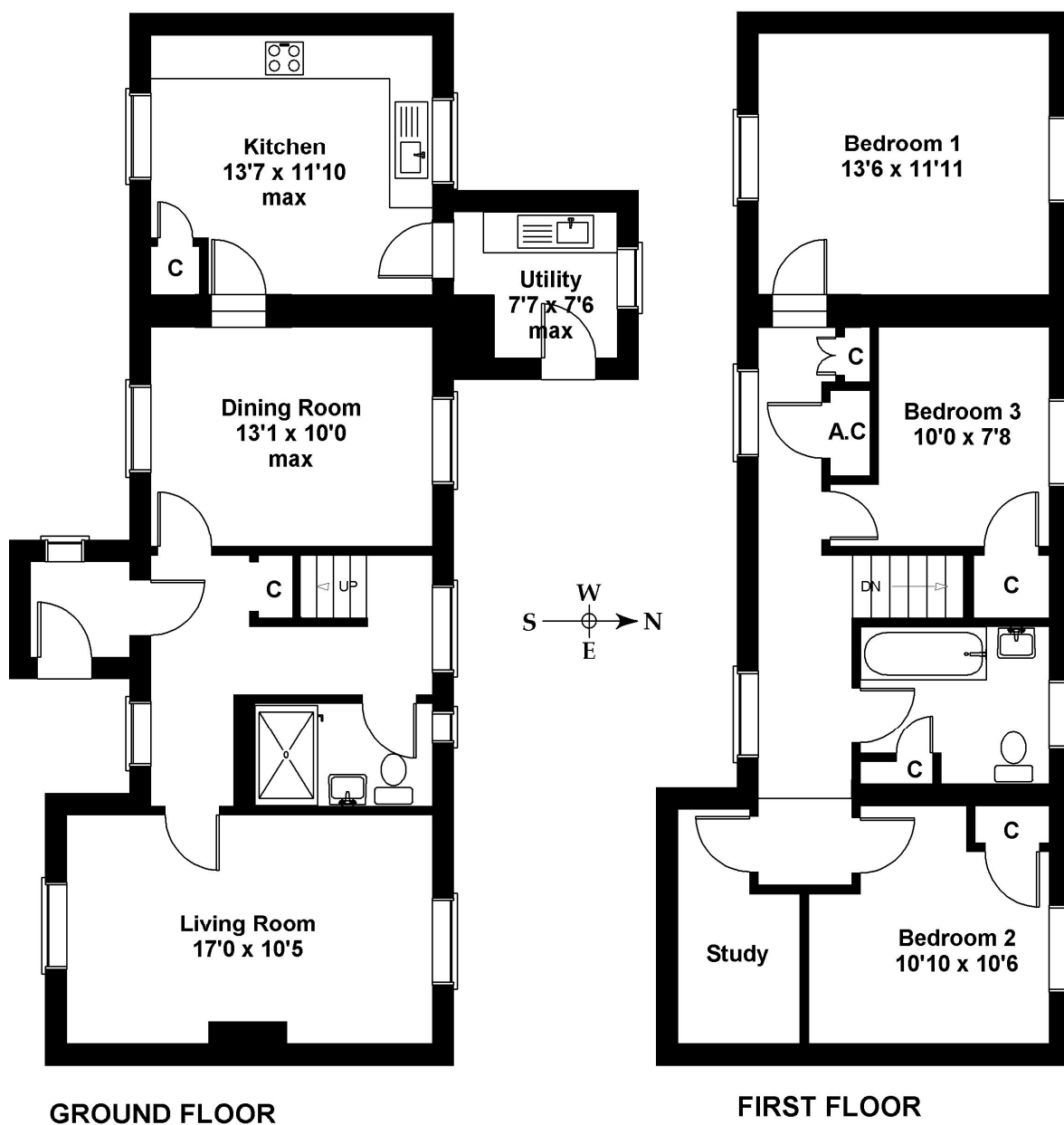
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Property: East End Cottage, Burterset, Hawes, North Yorkshire, DL8 3PN

Energy Efficiency Rating Current 36 Environmental Impact Rating Current 34

East End Cottage, Burtersett

East End Cottage



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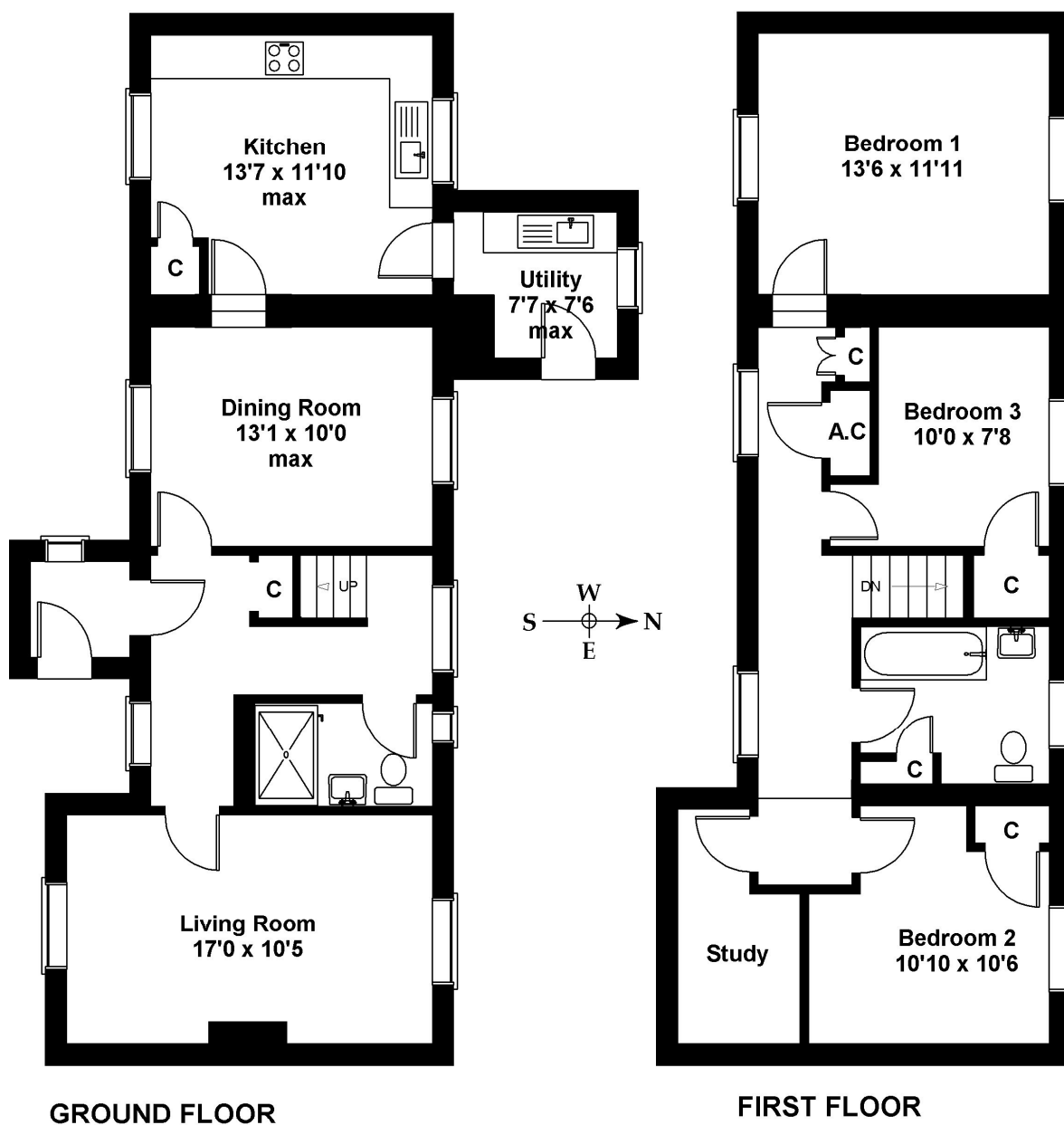
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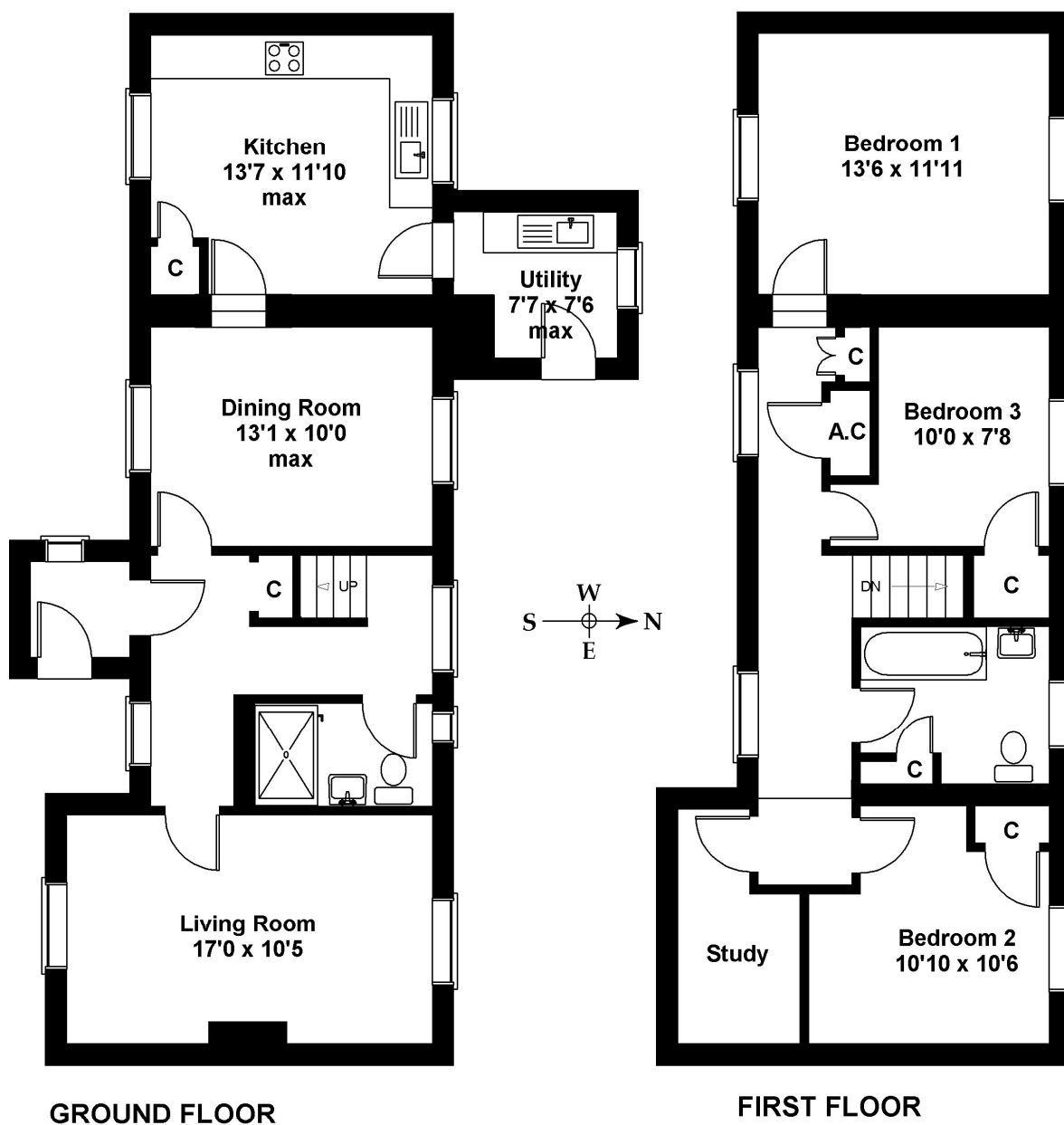
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