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J.R. HOPPER & Co.
EST. 1886

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"For Sales In The Dales"
01969 622936

South View, Healaugh



- South Facing Character Cottage In Village Location
- 2 Double Bedrooms
- House Bathroom And Separate WC
- Large Lounge With Open Fire
- Dining Room
- Newly Fitted Quality Kitchen
- Double Glazing
- Oil Central Heating
- Outside Shed
- Small Patio Area To Front
- Low Maintenance Rear Cottage Garden
- Fantastic Views

Offers Around £219,500



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

DESCRIPTION South View is situated in a quiet village location with lovely views across the valley. Healaugh is just 1 mile from Reeth, the popular market town, with its weekly market, shops, pubs, restaurants, and doctors surgery. There are beautiful walks and views in all directions and the village is only 12 miles from the market town of Richmond and 9 miles from market town of Leyburn.

The cottage has been lovingly refurbished by the current owner to provide warm and welcoming accommodation, with 2 double bedroom and a house bathroom on the first floor. On the ground floor there is a new fitted quality kitchen, dining room, large lounge and entrance porch, useful for hanging coats and a place for shoes.

Externally there is a garden patio area to the rear with fantastic views. To the front there is a small walled area with flowerbeds and a storage shed at the side of the property housing the oil tank.

South View would make an ideal holiday or family home.

GROUND FLOOR

PORCH	Fitted carpet. 2 frosted leaded windows to side. Front door. Partially glazed door to dining room.
DINING ROOM	13' 8" x 12' 2" (4.17m x 3.71m) Fitted carpet. Radiator. Ceiling beams. Blocked feature arched fireplace. Double glazed window to font.
KITCHEN	15' 7" x 6' 2" (4.75m x 1.88m) New quality fitted kitchen. Modern laminate flooring. Excellent Range of wall and base units. Single drainer stainless steel sink. Plumbing for automatic washing machine. Oil central heating boiler. Radiator. Oven, hob and extractor fan. Space for fridge and freezer. Plumbed for dishwasher. 2 double glazed windows. Back door to rear with fantastic views.
LOUNGE	20' 10" x 14' 2" (6.35m x 4.32m) Lovely light room. Fitted carpet. Beamed ceiling. Shelved alcove. 2 radiators. Fireplace with open fire set in stone surround. Staircase with understairs storage cupboard. Bay window to rear with fantastic views. 2 double glazed windows to front.

FIRST FLOOR

LANDING	Light landing. Fitted carpet. Beamed ceiling. Radiator. Built in cupboard. 2 window to rear.
BEDROOM 1	12' 9" x 12' 4" (3.89m x 3.76m) Large double bedroom. Fitted carpet. Radiator. Loft access. Window to front with lovely views.
WC	Laminate flooring. WC. Radiator. Ceiling beam. Frosted window to rear.

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BATHROOM 10' 1" x 6' 6" (3.07m x 1.98m) Modern bathroom suite. Laminate flooring. Fully tiled walls. Feature beams. White suite comprising of wash hand basin in vanity unit and cupboard and cast iron bath with electric shower over. Radiator. Large airing cupboard. Window to rear with lovely views.

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OUTSIDE

FRONT Walled garden with path and flower beds. Storage shed housing oil tank and coal storage. Additional storage shed.

REAR Low maintenance rear garden with spectacular views. Garden shed. Flagged patio area with border gardens.

STORAGE SHED 8' 2" x 4' 0" (2.49m x 1.22m) Good space for logs and wood and any garden materials. Oil tank.

AGENT NOTES Septic tank. Mains water.

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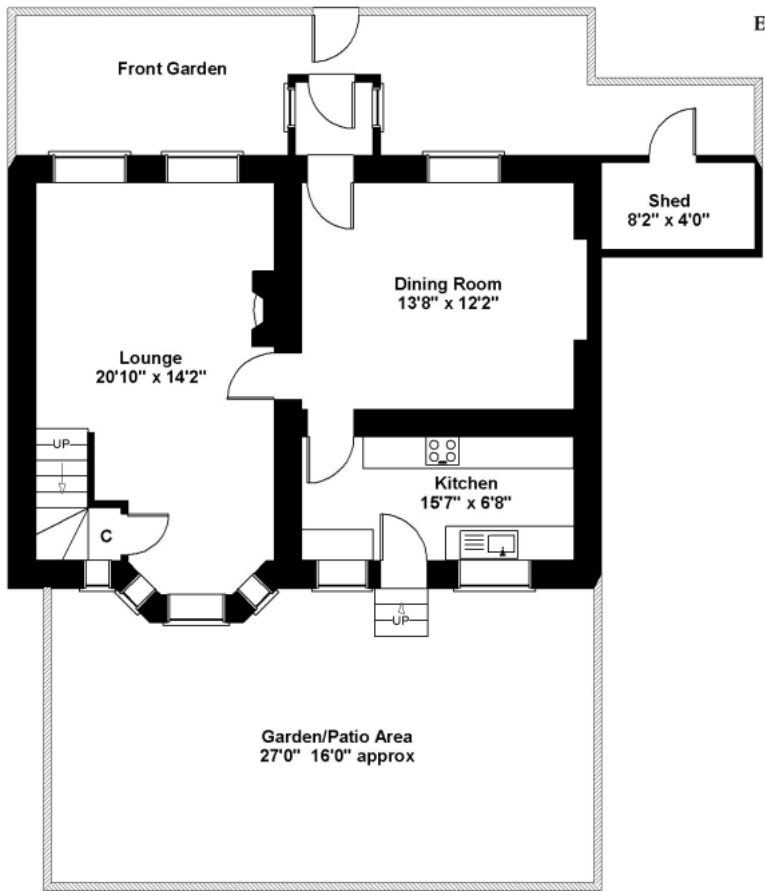
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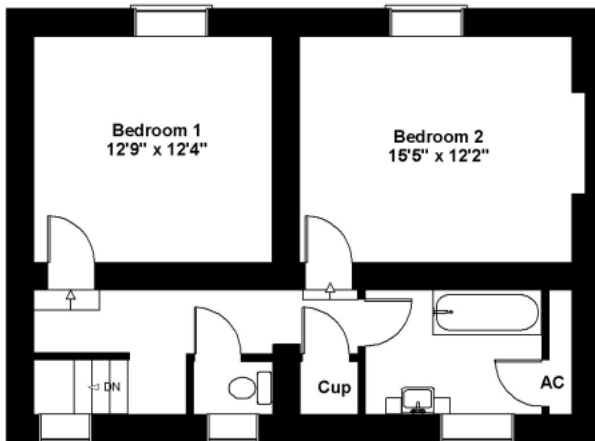
Property: South View, Healaugh, Richmond, North Yorkshire, DL11 6UA

Energy Efficiency Rating Current 44 Environmental Impact Rating Current 34

South View, Healaugh



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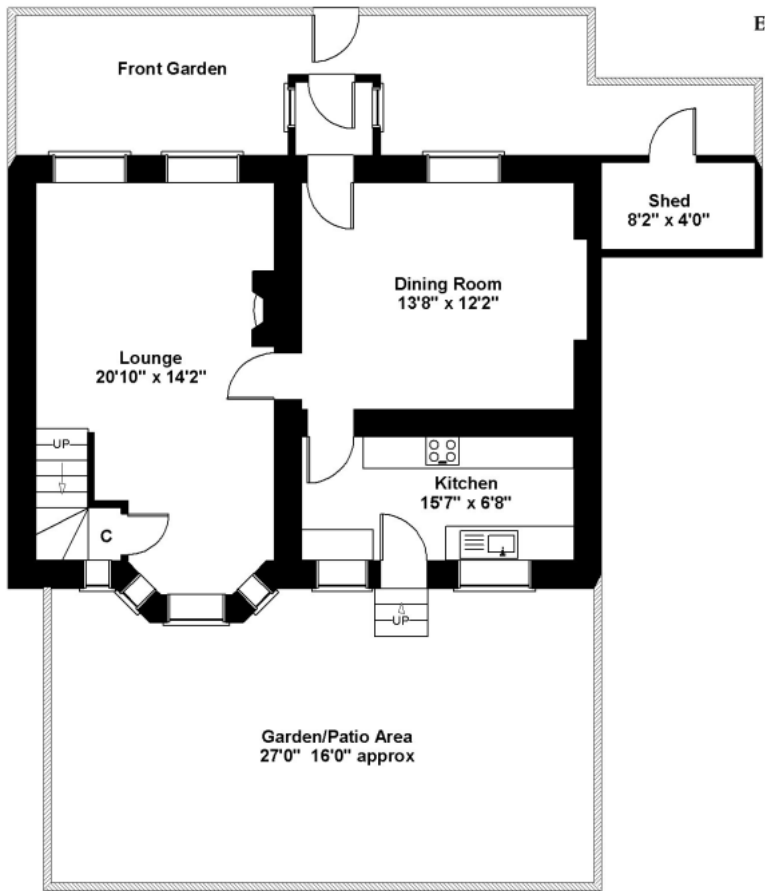
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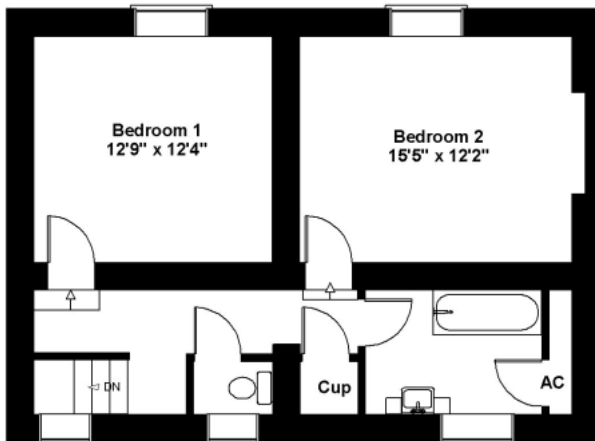
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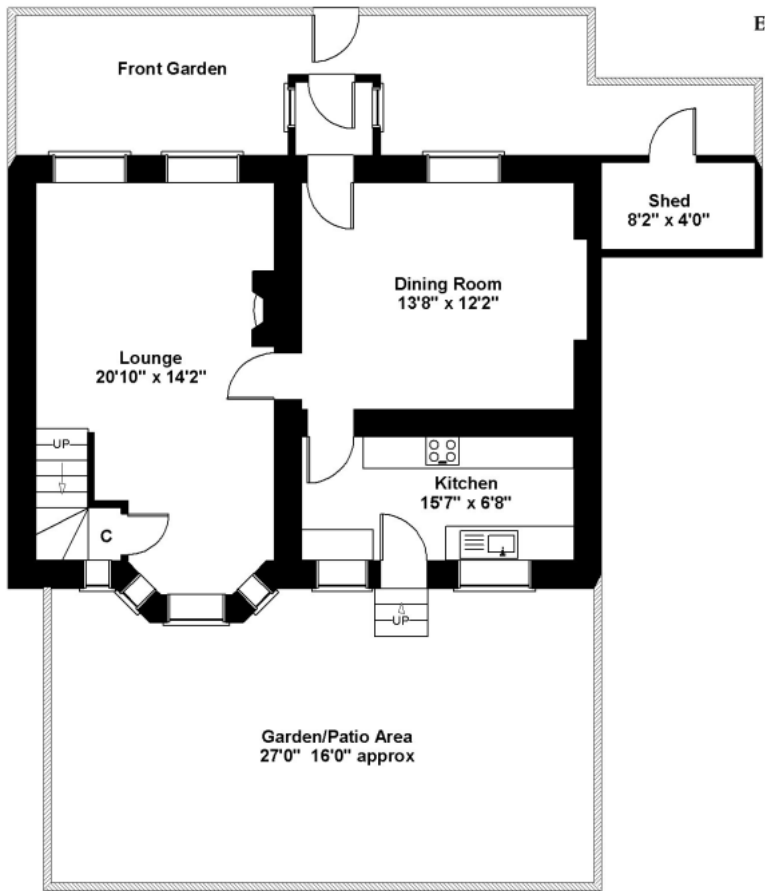
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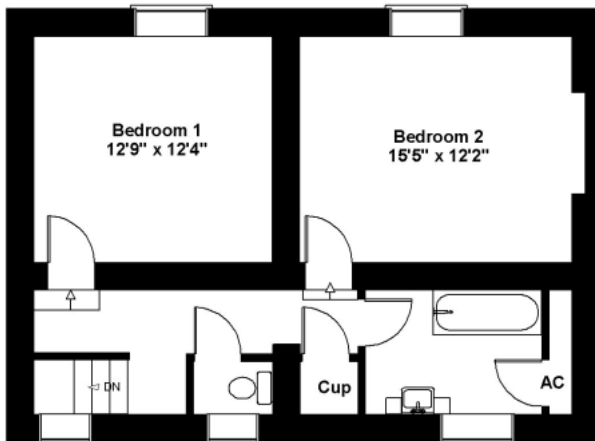
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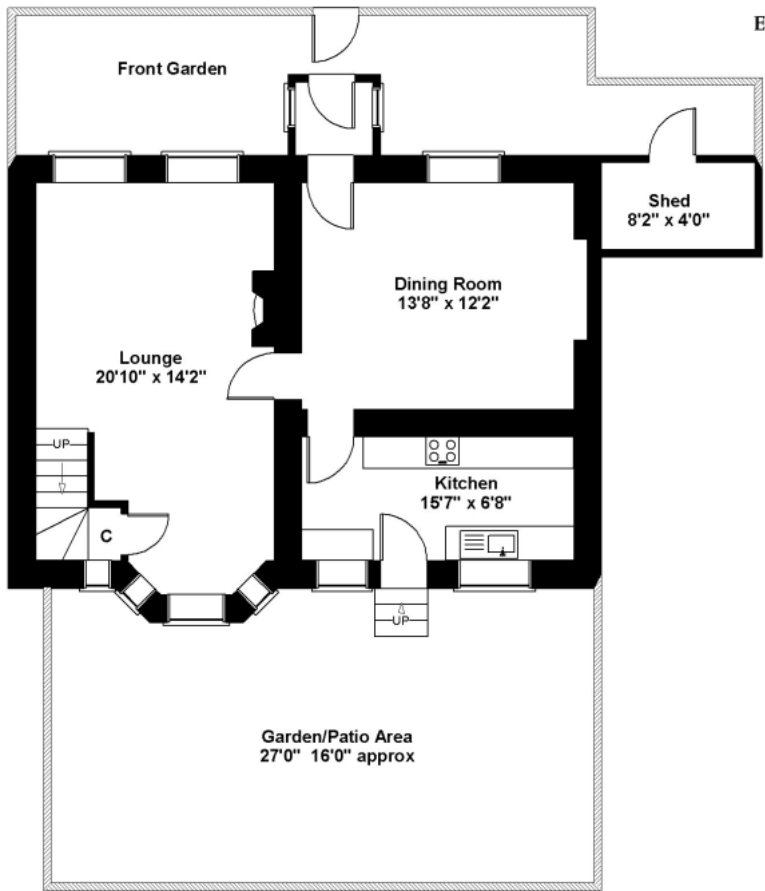
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ENERGY PERFORMANCE CERTIFICATE

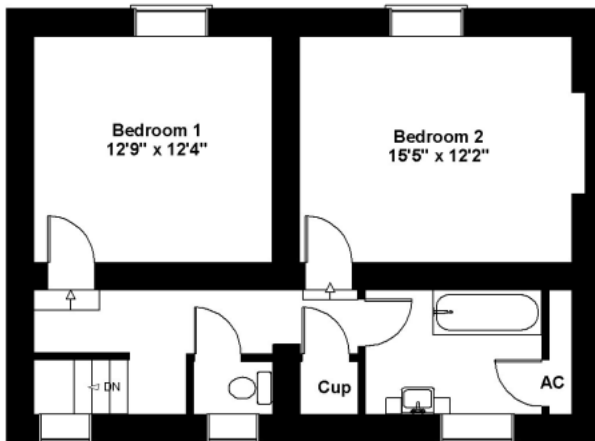
Property: South View, Healaugh, Richmond, North Yorkshire, DL11 6UA

Energy Efficiency Rating Current 44 Environmental Impact Rating Current 34

South View, Healaugh



GROUND FLOOR



FIRST FLOOR

SKETCH PLAN NOT TO SCALE FOR IDENTIFICATION ONLY
The placement and size of all walls, doors, windows, staircases and fixtures are only approximate and cannot be relied upon as anything other than an illustration for guidance purposes only. No representation has been made by the seller, the agent or PotterPlans
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South View, Healaugh

