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"For Sales In The Dales"

The Old Stable, Hawes



- Spacious Property In Quiet Location
- "Upside Down Layout"
- 3 Double Bedrooms
- Modern House Bathroom
- Dining Kitchen
- Large Lounge & Sun Room
- Rear Patio Garden With Views
- Garage
- Oil Fired Central Heating
- Double Glazing
- Video Viewing Available

Offers Over £305,000



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The Old Stable, Hawes

DESCRIPTION

The Old Stable is a spacious end of terrace property in a quiet position in the centre of the market town of Hawes in Upper Wensleydale.

Hawes offers an excellent range of shops, pubs, restaurants, primary school, Church and medical facilities. The local 'Little White Bus' provides regular transport around the Dale and to the nearby Garsdale Station. There is weekly outdoor market and excellent community spirit. There are lovely walks in all directions and beautiful scenery on the doorstep.

This property has an 'upside down' layout, taking advantage of the views from the first floor. On the ground floor are three double bedrooms, one of which has a shower. There is also a modern shower room with walk in shower and a separate WC. Upstairs is a lovely, bright sitting room with a view towards Stags Fell over roof tops. There is a dining kitchen and lovely sun room/conservatory leading out to the South facing patio garden.

Externally, to the rear, the South facing patio garden is on the same level as the first floor. There are views South towards Wether Fell. To the side of the property is a passageway which leads to the oil tank and boiler house. This passageway is also used by two neighbouring properties. There is a single garage approx 20 meters from the property.

The Old Stable is a great holiday, family or retirement home.

GROUND FLOOR

ENTRANCE	Stable door. Laminate flooring. Coat hooks. Radiator. Staircase. Large window to the front.
BEDROOM ONE	11' 11" x 9' 2" (3.63m x 2.79m) Front double bedroom. Tiled flooring. Radiator. Window to the front.
BEDROOM TWO	14' 9" x 11' 3" (4.5m x 3.43m) Rear double bedroom. Fitted wardrobes. Shower. Radiator. Window to the archway.
BEDROOM THREE	11' 2" x 8' 9" (3.4m x 2.67m) Rear double bedroom. Fitted carpet. Radiator. Window to the rear.
WC	Laminate flooring. Ceiling spot lights. Wash basin. WC. Frosted window to the side.
SHOWER ROOM	8' 10" x 4' 10" (2.69m x 1.47m) Modern shower room. Ceiling spot lights. Laminate flooring. Wash basin. Store cupboard. Walk in shower cubicle. Heated towel rail. Frosted window to the side.

The Old Stable, Hawes

FIRST FLOOR

LANDING	Turned staircase. Fitted carpet. Window to the front.
SITTING ROOM	23' x 13' 7" (7.01m x 4.14m) Lovely bright room. Fitted carpet. Fireplace with electric fire. TV point. Radiator. Two windows to the front with great views over roof tops. Sliding patio doors to the sun room.
DINING KITCHEN	14' 1" x 9' 3" (4.29m x 2.82m) Good range of wall and base units. Tiled flooring. Electric cooker point. Double bowl sink unit. Plumbing for washing machine and dishwasher. Radiator. Window to the South with a nice outlook.
SUN ROOM	13' 7" x 9' 11" (4.14m x 5.54m) Modern UPVC conservatory. Tiled flooring. Power point. Exposed stone wall. Double doors and windows to the garden
WC	First floor WC. Tiled flooring.
OUTSIDE	
GARDEN	Rear, South facing patio garden. Stone flagged with flower borders. Lovely views over roof tops to Wether Fell.
FRONT	Small cottage style garden bounded by stone wall. Pleasant outlook.
GARAGE	15' 10" x 8' 10" (4.83m x 2.69m) Last garage on the block of three. Re-roof in 2014 with guarantee in place.
PASSAGEWAY	Passageway leads to the boiler room & oil tank. Two neighbouring properties have pedestrian access through the passageway.

The Old Stable, Hawes

GENERAL

Photographs & Virtual Tours	Items in these photographs and tours may not be included in the sale.
Viewing	Ask for a video viewing first - In person viewings by appointment only. PPE must be worn at appointment. We aim to accompany viewings 7 days a week.
Local Authority	Richmondshire District Council (01748 829100)
Planning Authority	Yorkshire Dales National Park (01969 652349)
Council Tax Band	Band should be confirmed by the Purchaser prior to purchase.
Tenure	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

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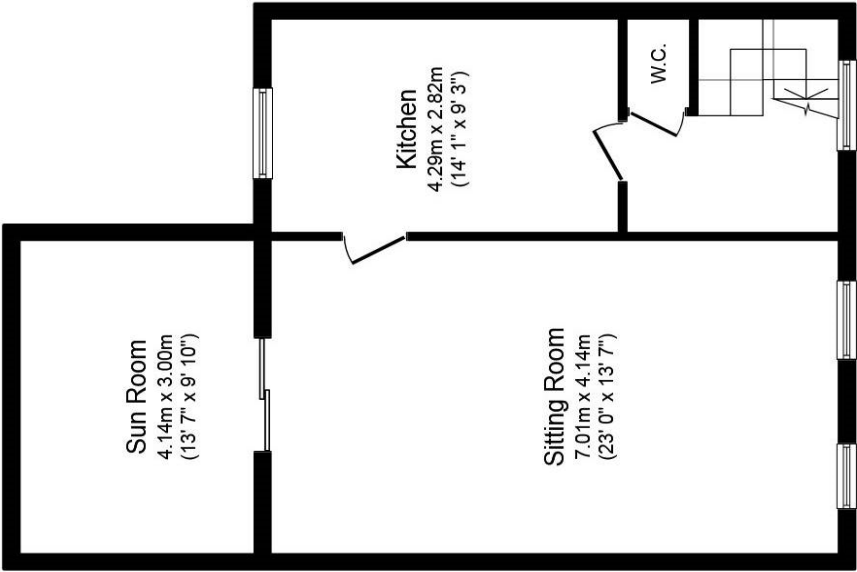
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ENERGY PERFORMANCE CERTIFICATE

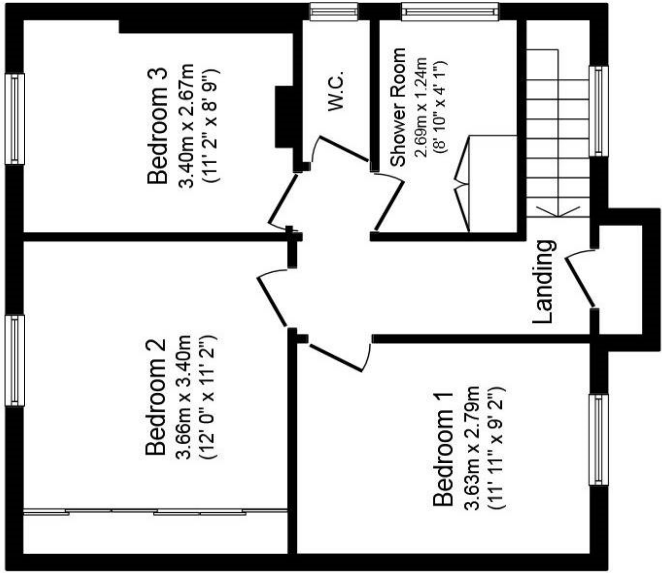
Property: The Old Stable, The Hill, Hawes, DL8 3QP

Energy Efficiency Rating Current 44 Environmental Impact Rating Current 39

The Old Stable, Hawes



First Floor



Ground Floor

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

The Old Stable, Hawes



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