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"For Sales In The Dales"



2 Alma House, Reeth

- Recently Modernised Dales Cottage
- Popular Market Town Location In The Heart Of Swaledale
- Currently Running As A Successful Holiday Let
- **3 Double Bedrooms**
- New House Bathroom & En Suite Shower Room
- Modern Fitted Kitchen
- Large Open Plan Living/ Dining Room With New Multi Fuel Stove
- **Single Garage With Mezzanine**
- Low Maintenance Suntrap Patio To Rear
- Ideal Family, Holiday Or Investment Property
- **CHAIN FREE**

Postcode: **DL11 6TL**

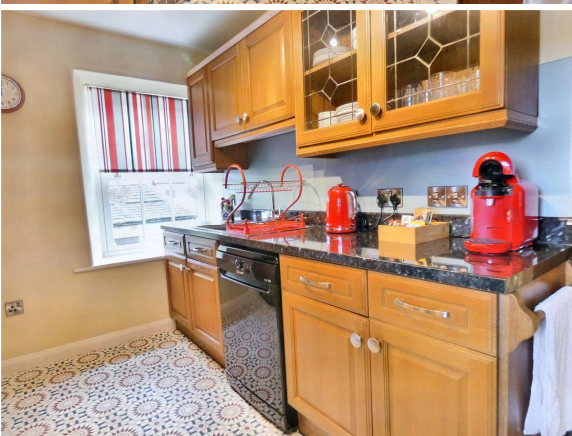
Tenure: **Leasehold**

Council Tax Band: **TBC**

Energy Efficiency Band: **E**

Local & Planning Authority:
North Yorkshire Council

Guide Price: £295,000 - £325,000



2 Alma House is a fabulous town house in the picture postcard village of Reeth.

Reeth is a popular village in Upper Swaledale, an excellent base within the Yorkshire Dales National Park. The village offers a wide range of amenities including three pubs, a good range of shops, cafes, bakery, a restaurant, primary school and medical facilities. The Dales bike centre at Fremmington is just a short walk away. The market town of Richmond is just 11 miles away and Leyburn only 10 miles. There are lovely views and cycle routes and walks from the doorstep.

The accommodation is across the ground, first and second floors with a welcoming entrance hallway. The first floor offers a large light lounge diner, kitchen with ample storage, bathroom and separate WC. Up to the second floor there is plumbing for a washing machine on the landing, 3 double bedrooms and a Jack & Jill shower room.

2 Alma House has been running as a successful holiday let for more than 10 years and has achieved a good income.

The property is in excellent condition having been recently modernised by the current sellers. Works have included replastering throughout, new bathrooms, wood burning stove and works to electrics and plumbing as well as re carpeting and decoration. The property has both LPG and electric heating.

Externally, to the rear is a good area used as a suntrap seating area. There is a fantastic single garage that can be either used for parking, storage or possible conversion ideal for a work at home space.

2 Alma House would make a beautiful full time, investment property or holiday home.

Ground Floor

Entrance Tiled floor. Electric radiator. Understairs pantry cupboard with stone shelves. Cloak area for coats and boots.

First Floor

Stairs/Landing Fitted carpet. Radiator. Window to front.

WC Tiled floor. WC. Hand basin in vanity unit.

Bathroom Tiled floor. Bath with electric rainfall shower over. Hand basin in vanity unit. Radiator. Window to front.

Kitchen Vinyl flooring. Good range of wall and base units. Electric oven and hob. Integrated fridge and freezer. Dishwasher. Stainless steel sink and drainer. Dual aspect windows.

Lounge Diner Spacious room. Fitted carpet. Shelved alcove. Multi fuel stove. 2 Radiators. 2 Windows to side, 2 windows to rear.

Second Floor

Stairs/Landing Fitted carpet. Fitted storage cupboard. Laundry area with plumbing for washing machine. Eaves storage. Modern electric radiator. Radiator. Window to front. Large Velux window.

Shower Room Large shower room. Tiled floor. Fully tiled walls. WC. Hand basin in vanity unit. Large walk in shower. Heated towel rail. Accessed from landing or bedroom.

Bedroom 3 Double bedroom. Fitted carpet. Radiator. Window to rear.

Bedroom 1 Large double bedroom. Fitted carpet. Radiator. Dual aspect windows.

Bedroom 2 Front double bedroom. Fitted carpet. Cupboard housing water tank. Radiator. Window to front with views.

Outside Communal gravel access area. Vehicle and pedestrian access to garage. Space to create a suntrap seating area.

Garage Excellent single garage. Power and light. Mezzanine level. Double timber doors with personnel door.

Leasehold:

Lease Start Date :18 Jan 1995

Lease End Date: 19 Jan 2994

Lease Term: 999 years from 19 January 1995.

Lease Term Remaining: 969 years.

No annual ground maintenance charge.

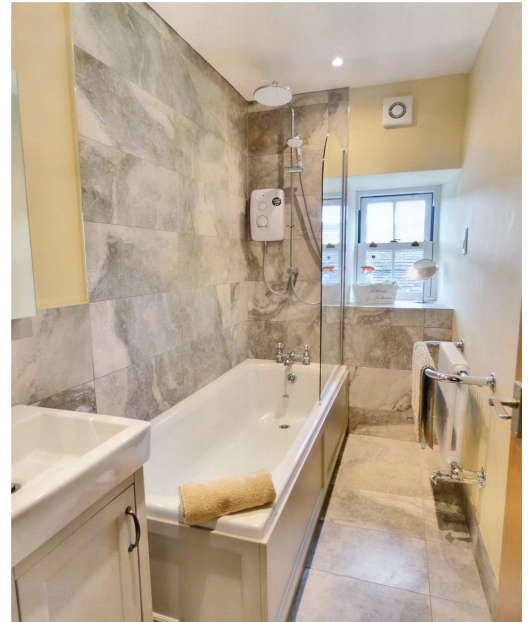
Services:

Mains water, electric and water.

LPG & Electric Heating.

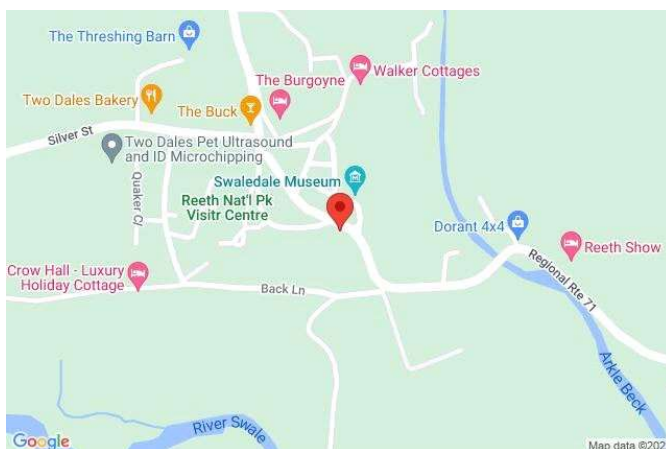
Broadband: Basic: 19 Mbps. Superfast: 80 Mbps.

Flood Risk: Very low risk with no history of flooding.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		67
(39-54) E	43	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC



Items in these photographs and tours may not be included in the sale • J. R. Hopper & Co. has not tested services, fixtures, fittings, central heating, gas, and electrical systems. If in doubt, purchasers should seek professional advice • 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 • Viewings by appointment only.

Approx Gross Internal Area
136 sq m / 1461 sq ft



Ground Floor
Approx 11 sq m / 117 sq ft

First Floor
Approx 63 sq m / 679 sq ft

Second Floor
Approx 62 sq m / 665 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or misstatement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.