

Central Chambers
Market Place
Leyburn
North Yorkshire
DL8 5BD

J.R. HOPPER & Co. Est. 1886

www.jrhopper.com enquiries@jrhopper.com

Leyburn 01969 622936
Hawes 01969 667744
Settle 01729 825311
Kirkby Stephen 01768 258002

"For Sales In The Dales"



Corner Cottage, 53 High Street, Kirkby Stephen

- Stone Built End Terraced House
- Central Town Location
- Living Room
- Spacious Dining Kitchen
- Two Double Bedrooms
- Family Bathroom
- Patio Garden
- Storage Shed
- Good Access To Lakes & Dales
- Successful Holiday Let

Postcode: **CA17 4SG**

Tenure: **Freehold**

Council Tax Band: **TBC**

Energy Efficiency Band: **D**

Local & Planning Authority:
**Westmorland and Furness
Council**

Guide Price £155,000 - £169,000



Corner Cottage, 53 High Street, Kirkby Stephen is a spacious, character two-bedroom end terraced cottage.

Kirkby Stephen is a busy Market Town with a wide range of shops, pubs & restaurants, primary & secondary schools, medical facilities and weekly outdoor market. It has easy access to the M6 and the A66 Trans-Pennine route, as well as rail links via the Settle-Carlisle line. The beauty of the Yorkshire Dales, Eden Valley, Lake District and Teesdale are all within an hour's drive.

The cottage is a traditional stone-built cottage and benefits from double glazing and mains gas central heating. To the ground floor there is a spacious kitchen to the rear with space for a table and chairs to the front is a cosy living room. Upstairs, there are two double bedrooms and a family bathroom.

Outside, is a good-sized walled garden with sun trap patio, perfect for sitting out. There is a handy storage shed. A couple of neighbouring properties have a ROW to access their rear gardens for bins etc.

It is very well presented and is currently run as a successful holiday let. The new owner could continue with this or equally it would make a fantastic first-time home or long-term rental property.

Ground Floor

Entrance Porch Wood effect flooring. Coat hooks. Stained glass door onto High Street. Glazed window into living room.

Living Room Lovely, light lounge. Wood effect flooring. Beamed ceiling. Front facing window. Radiator. Gas fire on stone hearth with wooden surround. Built in cupboard.

Kitchen Good size family kitchen with space for dining table and chairs. Tiled floor. Door to patio. Two windows. Radiator. Understairs cupboard. Good range of wall and base units. Space for electric oven and hob. Extractor fan. Stainless steel sink and drainer. Space for washing machine. Space for fridge freezer.

First Floor

Stairs and Landing Fitted carpet. Loft hatch. Window.

Master Bedroom Good size double bedroom. Wood effect flooring. Feature beam ceiling. Loft hatch. Radiator. Window to front and side.

Family Bathroom Tiled floor. Panelled ceiling. Extractor fan. Part panelled and part tiled walls. Three-piece suite comprising WC, Bath with electric shower over and basin in vanity unit. Frosted window to the rear.

Bedroom 2 Double bedroom. Wood effect flooring. Radiator. Airing cupboard. Window to the rear.

External

Patio Garden Walled garden. Excellent sitting out area. Space for good range of pots and plants. Small storage shed. Right of access for neighbours 49 and 51 across the yard.

Agents Notes Gas central heating. Right of access across the rear yard for neighbours.

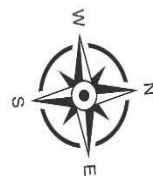


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		90
(81-91) B		
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



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
61 sq m / 654 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 mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.