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"For Sales In The Dales"



5 Gardenwell Cottages, Burtsett

- Recently Modernised Dales Cottage
- Quiet Village Locations
- 2 Double Bedrooms
- Modern Shower Room
- Newly Fitted Kitchen
- Spacious Sitting Room
- Rear Patio Garden
- Beautiful Rural Views
- LPG Central Heating
- Ideal Investment, Starter Or Retirement Home

Postcode: **DL8 3PF**

Tenure: **Freehold**

Council Tax Band: **B**

Energy Efficiency Band: **E**

Local & Planning Authority:
North Yorkshire Council

Offers In The Region Of: £189,000



Gardenwell is a characterful, stone-built end-terrace Dales cottage situated in the hamlet of Burtersett, just 1 mile from the bustling market town of Hawes in Wensleydale.

There are lovely walks and stunning scenery from the doorstep. A walk across the fields from the cottage will take you to Hawes where there is a good range of shops, restaurants, tearooms & pubs. There is an active community with primary school, church, chapel and good Market Hall. There is still a weekly outdoor market, making it a popular destination for tourists & locals alike.

The property has been extensively modernised and is in superb decorative order.

On the ground floor is a lovely, well fitted kitchen with integrated appliances, a modern shower room and spacious sitting room. Upstairs are two good double bedrooms, the master having long distance views to the North-East.

5 Gardenwell is currently being used as a much-loved second home. Contents, fixtures, and fittings are available by separate negotiation. The property is a perfect Dales bolt hole, investment property or active retirement home.



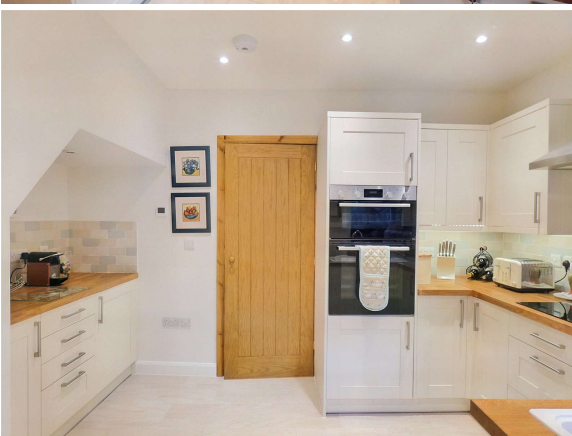
Ground Floor

Entrance Travertine tiled flooring with electric under floor heating. Utility area with plumbing for washing machine and LPG gas boiler. 'Composite' front door.

Kitchen Travertine tiled flooring with electric under floor heating. Ceiling down lights. Excellent range of wall base units in cream with solid wood worksurfaces. Integrated induction hob, stainless steel extractor hood, double oven, fridge and freeze. Window to the front.

Sitting Room Cosy yet spacious sitting room. Fitted carpet. Feature fireplace with electric fire, the chimney has been blocked off but could be re installed. Two radiators. TV point. Window and 'composite' door to the rear with lovely long distance views. .

Shower Room Modern fitted shower room. Tiled flooring. Ceiling downlights. Wash basin set in vanity unit. Corner shower cubicle. WC. Extractor fan. Vertical radiator. Frosted window to the front.



FIRST FLOOR

Landing Fitted carpet. Staircase. Electric fuse board.

Bedroom One Large, double bedroom. Fitted carpet. Loft hatch. Two radiators. Double glazed window with window seat and beautiful view down Wensleydale.

Bedroom Two Good double bedroom. Fitted carpet. Radiator. Double glazed window, looking out the front.



OUTSIDE

Rear Patio East facing low maintenance, enclosed patio garden. Lovely views to Stags Fell.

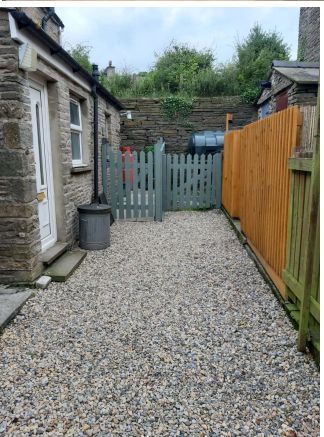
Front Enclosed front garden. Flagged patio. Space for LPG gas bottles.

Parking Safe street parking nearby.

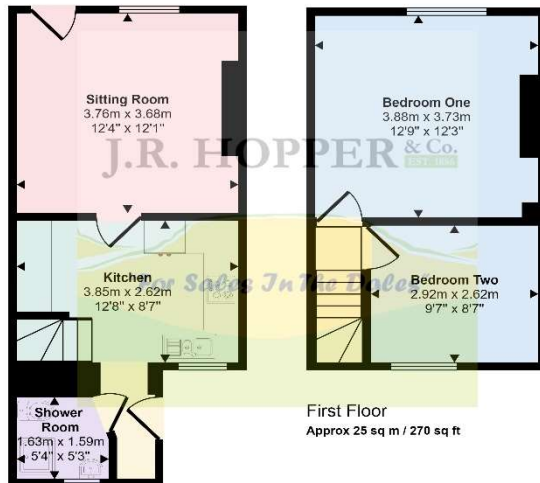
Outbuilding Row of stone built sheds, number 5 has one shed. Ideal fuel/ bike store.

Agents Notes Number 5 has a right of access through neighbouring gardens. The small patio area to the East isn't officially owned by 5 Gardenwell Cottages. A signed statement is available to show a period of ownership amounting to 3 years 3 months use. When there is a continuous period of 5 years use an indemnity insurance policy can be purchased. After 13 years continuous uninterrupted use a possessory title can be claimed.





Approx Gross Internal Area
55 sq m / 593 sq ft



Ground Floor
Approx 30 sq m / 322 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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	52	74
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.