

Central Chambers
Market Place
Leyburn
North Yorkshire
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"For Sales In The Dales"



Holme View, Hawes

- Three Storey Cottage
- Central Market Town Location
- Parking For 1 Car
- Dining Kitchen
- Living Room
- Three Double Bedrooms
- Family Bathroom
- Good Decoration Throughout, Contents Available
- Double Glazing & Modern Electric Heating
- Currently Run As A Popular Holiday Let

Postcode: **DL8 3QR**

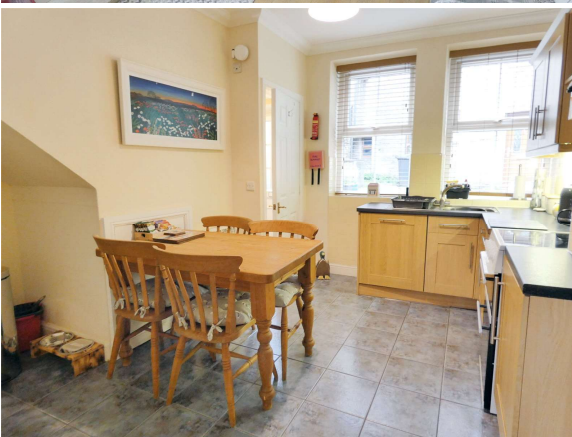
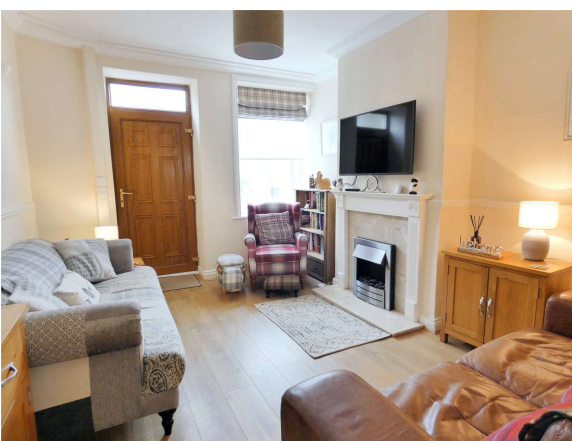
Tenure: **Freehold**

Council Tax Band: **N/A**

Energy Efficiency Band: **E**

Local & Planning Authority:
**Yorkshire Dales National
Park & North Yorkshire
Council**

Guide Price: £220,000



Holme View is a spacious, three storey terraced cottage situated just off the market place of Hawes.

Hawes is a Market Town within the Yorkshire Dales. It has a good range of shops, restaurants, tearooms & pubs. There is an active community with a Primary School, Church, Bank and Doctors Surgery. There is still a weekly outdoor market, making it a popular destination for tourists and locals alike. There are great walks and wonderful views to be enjoyed from all around.

Holme View is in good decorative order throughout and benefits from double glazing and modern electric heating. The property is currently run as a successful holiday let through Ingrid Flutes Yorkshire Holiday Cottage (part of Travel Chapter). The property is achieving a gross income of almost £18,000.

The accommodation is set across three floors, with three double bedrooms, a modern house bathroom, living room and dining kitchen.

Externally the property owns the courtyard to the rear (which the other cottages have access over and a space to park a vehicle). There is an area that could be used as a place to sit and enjoy the sun, or a space to park 1 vehicle. There is also a small store shed nearby.

Holme View would be an excellent investment to continue as a holiday let or would make a lovely family home. A viewing is highly recommended to appreciate the space and location.

Ground Floor

Living Room 13'9" x 10'7" (4.2m x 3.23m). Cosy front room. Wood effect laminate flooring. Coved ceiling. Electric fire housed in a feature fireplace. TV point. Telephone point. Electric heater. Dado rail. UPVC front door. Window to front.

Kitchen 12'6" x 9'2" (3.8m x 2.8m). Good size kitchen diner. Tiled flooring. Coved ceiling. Excellent range of wall and base units. Single drainer stainless steel sink. Space for fridge & freezer. Bosch dishwasher. Electric cooker. Cooker point. Understairs cupboard. Electric heater. 2 windows to rear overlooking courtyard.

Rear Entrance Hall Double glazed UPVC back door. Tiled flooring. Staircase. Dado rail.

First Floor

Landing Fitted carpet. Coved ceiling. Electric heater. Dado rail. Window to rear.

Bedroom 3 11' x 10'6" (3.35m x 3.2m). Front double bedroom. Fitted carpet. Electric ceramic heater. Window with views over rooftops.

Cupboard Useful walk in store cupboard, potential en suite. Fitted carpet. Airing cupboard. Hanging rail and shelf.

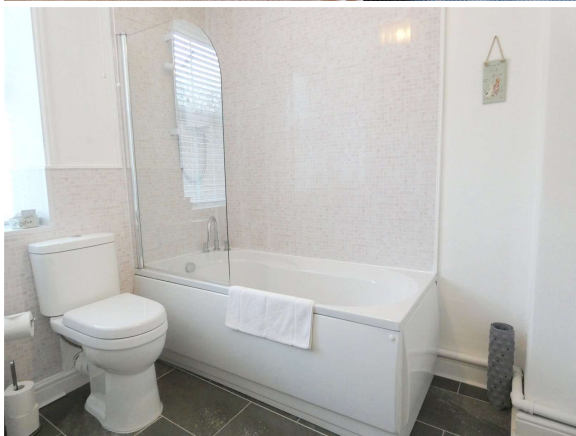
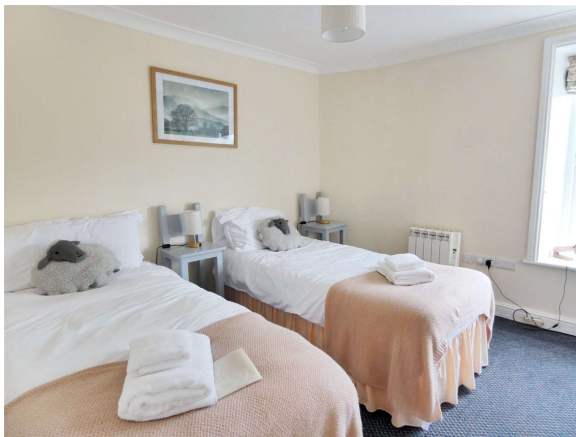
Bathroom 8' x 6'6" (2.44m x 1.98m). Tiled flooring. White suite comprising wash hand basin, WC and bath with electric shower over. Cupboard with plumbing for washing machine and space for condenser dryer. Heated towel rail. Shaver point. Extractor fan. Wall heater. Frosted window to side.

Second Floor

Bedroom 2 10'9" x 10'7" (3.28m x 3.23m). Front double bedroom. Fitted carpet. Coved ceiling. Electric heater. TV point. Window with superb views over roof tops.

Bedroom 1 15'6" x 9'4" (4.72m x 2.84m). Lovely large double bedroom. Fitted carpet. Coved ceiling. Electric heater. TV point. Telephone point. Window with views overlooking courtyard.

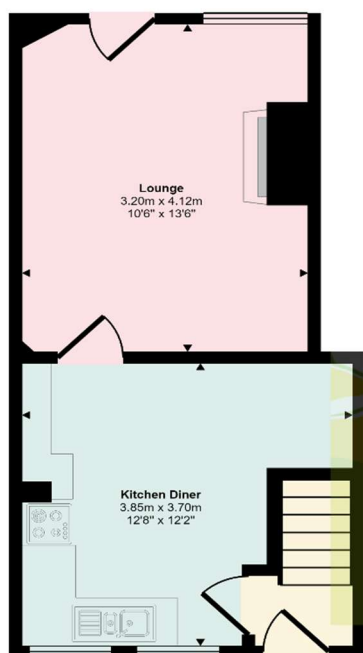
Outside The courtyard is owned by Holme View. It is a South facing courtyard, perfect for sitting out in the sun or parking 1 vehicle. Neighbours have pedestrian rights across the courtyard, and a right to park 1 car. Across the yard and down a small alley is a small bin store and small open store.



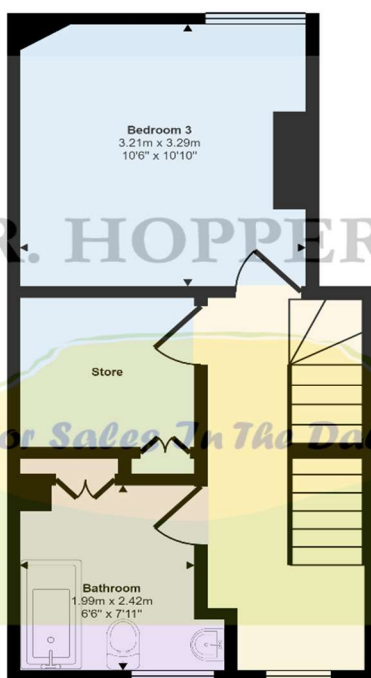


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		90
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	48	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

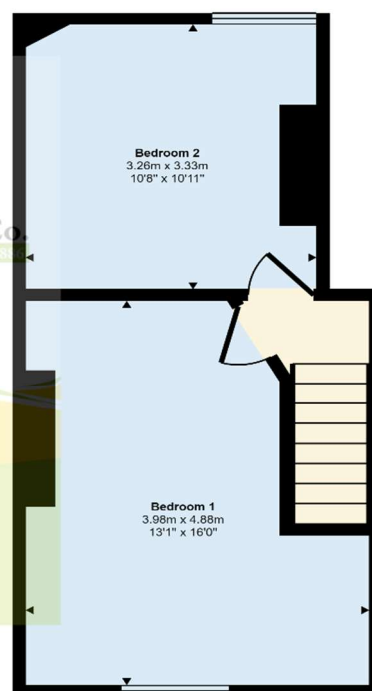
Approx Gross Internal Area
87 sq m / 934 sq ft



Ground Floor
Approx 27 sq m / 291 sq ft



First Floor
Approx 29 sq m / 316 sq ft



Second Floor
Approx 30 sq m / 327 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.

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.