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"For Sales In The Dales"



Craven House, West Burton

- Double Fronted Cottage In Popular Dales Village
- 3 Good Bedrooms
- Lounge
- Recently Updated Kitchen Diner
- Bathroom
- Large Pantry
- Study/Snug
- Rear Sunroom
- Double Glazing & Electric Heating
- Lovely Family Home Or Investment Opportunity

Postcode: **DL8 4JU**

Tenure: **Freehold**

Council Tax Band: **TBC**

Energy Efficiency Band: **E**

Local & Planning Authority:
North Yorkshire Council

**Guide Price: £300,000
- £325,000**



Craven House is a charming period terraced house nestled in the heart of the picturesque village of West Burton.

West Burton is one of the most sought-after villages in Wensleydale with its beautiful, protected village green, waterfalls and superb views to the hills and Dales. It has an active community, retaining a primary school, village hall, shop and tearoom, pub, butchers & a number of small businesses. The market towns of Hawes & Leyburn are approximately 8 miles away in either direction.



This delightful property boasts three bedrooms, offering ample space for a growing family or those seeking a home office. The interior is tastefully decorated, showcasing a blend of modern amenities and traditional character features. The spacious lounge is perfect for relaxing and entertaining, while the well-appointed kitchen diner provides a lovely space for culinary enthusiasts.

Don't miss the opportunity to make this charming property your new home or investment within this sought-after village location. Viewing is highly recommended.



Ground Floor

Entrance Porch Coir matting. Door to property.

Lounge Fitted carpet. Electric storage heater. Picture rail. Multi fuel stove in stone fireplace with wooden mantle. Large bay window to front.

Kitchen Diner Laminate wooden flooring. Good range of wall and base units. Laminate work top. Stainless steel sink and drainer. Integrated dishwasher. Integrated fridge. Electric oven, hob and extractor fan. Picture rail. Electric storage heater. Large bay window to front. Door with stained glass window to pantry.



Utility/Pantry Stone flagged floor. Pantry shelves. Plumbing for washing machine. Space for fridge freezer. Window to rear with stained glass.

Hallway Laminate wooden flooring. Stairs to first floor with fitted carpet. Understairs cupboard.

Snug/Study Laminate wooden flooring. Electric storage heater. Alcove shelf with beam above. Window to side.

Sunroom Laminate wooden flooring. Pleasant garden room to sit and relax. Foldable table. Windows and door to rear garden.



First Floor

Bedroom 1 Good double bedroom. Polished wooden floorboards. Electric storage heater. Feature fireplace. Picture rail. Window to front.

En-Suite Shower. Wash basin. WC. Extractor Fan.

Bedroom 2 Good double bedroom. Polished wooden floorboards. Electric storage heater. Feature fireplace. Picture rail. Window to front.

Bedroom 3 Good single bedroom. Fitted carpet. Electric panel heater. Window to rear with views to hills beyond rooftops.

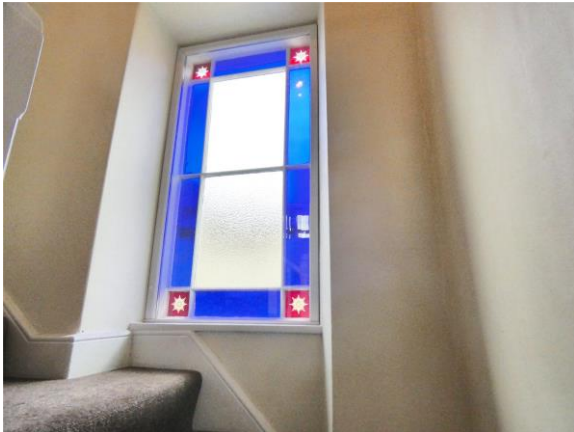
Bathroom Laminate wooden flooring. Heated towel rail. Wash basin in vanity unit. WC. Bath with rainfall shower over. Airing cupboard housing hot water cylinder. Frosted window to rear.

Outside

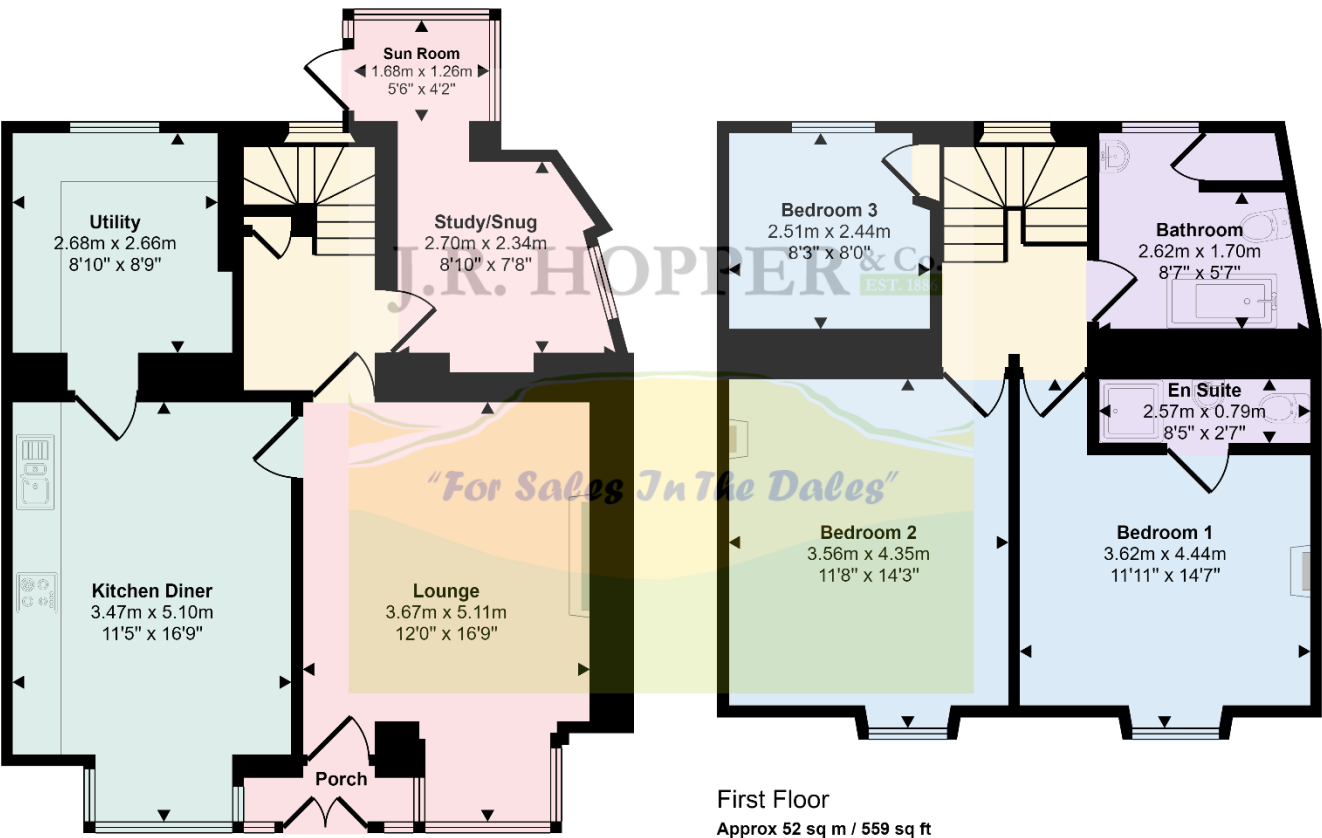
Side & Rear Shared pedestrian access along gravel path to side of property leading to rear.

Agents Notes

A range of outbuildings available by separate negotiation.



Approx Gross Internal Area
115 sq m / 1243 sq ft



Ground Floor
Approx 64 sq m / 684 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		85
(69-80) C		
(55-68) D		
(39-54) E	51	
(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.