

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"



Curlew Cottage, Hawes

- Charming End-Of-Terrace Property
- Conveniently Located Close To Local Amenities
- Spacious Living Room
- Formal Dining Room
- Well-Appointed Kitchen
- Two Double Bedrooms
- Attractive Front And Rear Outdoor Spaces
- Off-Street Parking & Garage
- Chain-Free
- Ideal As A Family Home, Holiday Retreat, Or Investment Property

Postcode: **DL8 3QA**

Tenure: **Freehold**

Council Tax Band: **C**

Energy Efficiency Band: **D**

Local & Planning Authority:
North Yorkshire Council

Guide Price: £240,000 - £260,000



Curlew Cottage, 1 Hardrow Road, is a charming end-of-terrace property, ideally situated in the heart of the popular market town of Hawes. Offering spacious and versatile accommodation over two floors, this delightful cottage is well suited as a permanent residence, holiday home, or investment property.



Hawes is a vibrant and traditional market town, known for its welcoming community, strong local character, and stunning surroundings in the Yorkshire Dales. The town provides a range of amenities including independent shops, cafes, tearooms, restaurants, and characterful pubs. There is also a primary school, church, and a well-used market hall, which hosts a weekly outdoor market that attracts both residents and visitors year-round. Surrounded by breathtaking countryside, Hawes is a haven for walkers, cyclists, and outdoor enthusiasts.



The ground floor of Curlew Cottage comprises a spacious living room, formal dining room, well-appointed kitchen, and a convenient downstairs W/C. Upstairs, the property offers two double bedrooms, a house bathroom, and a separate W/C, providing comfortable and flexible accommodation.



Externally, the cottage benefits from both front and rear gardens, along with a path leading down to the river, offering a peaceful outdoor space. The garage provides excellent potential for use as a workshop, secure parking, or conversion into additional accommodation, subject to the necessary planning consents. There is also off-street parking for two vehicles in front of the garage. A detached outbuilding to the rear adds further practicality with additional storage space.



Curlew Cottage presents a rare opportunity to acquire a characterful home in one of the Yorkshire Dales' most desirable locations, offering charm, space, and potential in equal measure.

Ground Floor

Living Room Large, front reception room. Fitted carpet. Coved ceiling. Fireplace with electric fire. Vertical radiator and radiator. Large window to the front. UPVC external door to the front.

Hall Fitted carpet. Feature arch with internal window. Understairs cupboard. Radiator.

Dining Room Fitted carpet. Coved ceiling. Wall lights. Under window bench seating with storage. Radiator. Large window to the rear.

Kitchen Vinyl flooring. Good range of wall and base units with worktop. Stainless steel sink. Plumbing for washing machine and dishwasher. Integrated electric oven, hob and extractor hood. Part tiled walls. Radiator. Window to the rear.

Rear Entrance Tiled flooring. Pitched ceiling. Part panelled walls. Frosted window into garage. UPVC external door to the rear.

First Floor

Stairs & Landing Turned staircase with window. Fitted carpet. Panelled ceiling. Loft access. Radiator.

Bedroom One Front double bedroom. Fitted carpet. Built in wardrobes. Radiator. Window to the front.

W/C Fitted carpet. Part tiled walls. W/C. Frosted window to the rear.

Bedroom Two Front double bedroom. Fitted carpet. Radiator. Window to the front.

Bathroom Fitted carpet. Fully tiled walls. Wash basin. Bath with electric shower over. Radiator. Frosted window to the rear.

Outside

Front Enclosed low maintenance patio area with established flower beds.

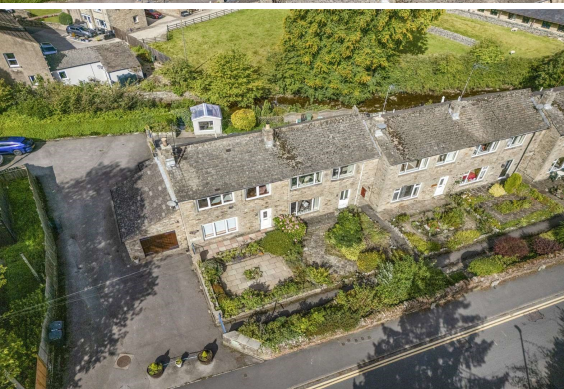
Rear Enclosed low maintenance patio area with seating. Outbuilding. Steps down to the riverbank. Neighbouring properties have access through the back.

Garage Large space. Parking for one vehicle or could be converted subject to planning. W/C. UPVC personal door to the rear. Double wooden door to the front.

Parking Parking for two vehicles is available in front of the garage.

Agents Notes Mains electric, water and drainage.

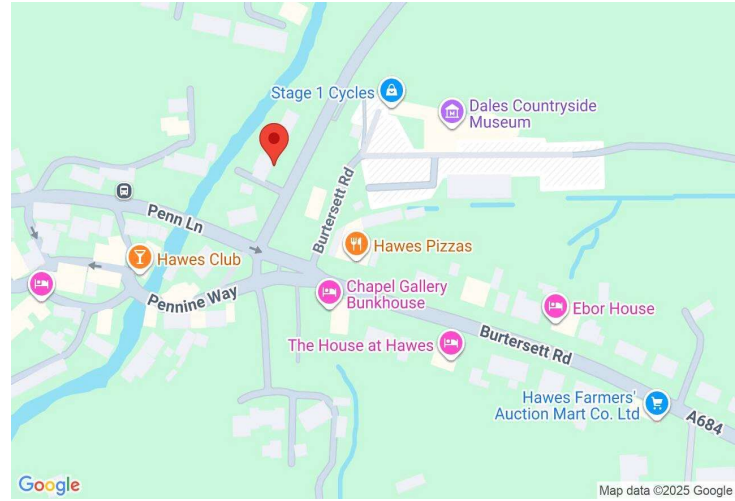




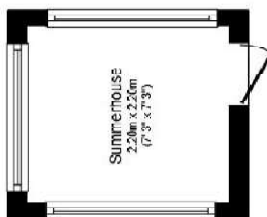
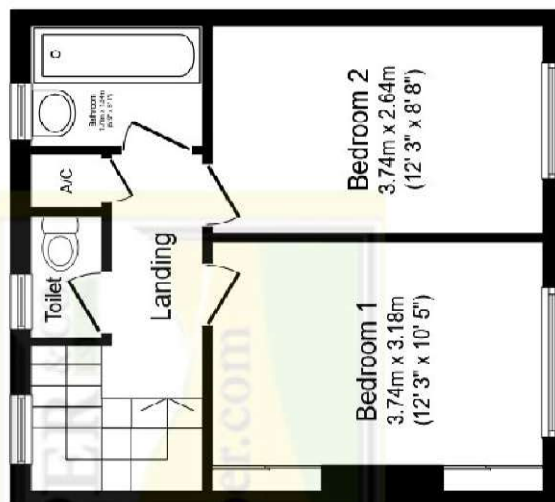
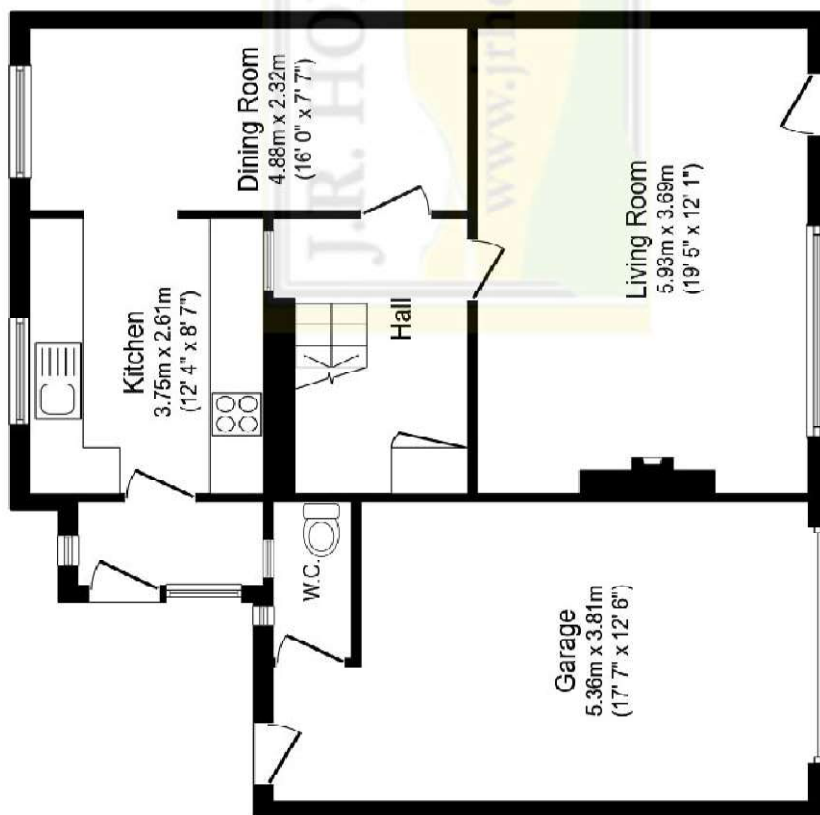
Oil central heating.

Flood risk: Low with no history of flooding.

Broadband: Basic: 23 Mbps
Superfast: 80 Mbps



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		



Total floor area 116.2 sq.m. (1,251 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed. They cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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.