



01947 601301



# THE SNUG, 25 HIGH TERRACE, GLAISDALE

1 BED COTTAGE



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## PROPERTY FEATURES

- Stone Cottage located in the NYM National Park
- Cosy Living Room with Open Fire & Kitchen
- 1 Double Bedroom & En-suite Bathroom
- Modern Electric Heating & Double-Glazing
- Private Terrace with Useful Outbuildings
- Currently a Successful Holiday Let that can be Sold Fully Furnished
- Close to Village Amenities including Butchers, Village Hall & Pub

Type: COTTAGE  
Availability: FOR SALE  
Bedrooms: 1  
Bathrooms: 1  
Reception Rooms: 1  
Parking: ON ROAD PARKING  
Outside Space: TERRACE  
Tenure: FREEHOLD

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THE SNUG, 25 HIGH TERRACE, GLAISDALE - 1 bed Cottage - £169,950



Hope & Braim are delighted to present The Snug, 25 High Terrace in Glaisdale to the market. This charming stone cottage is the perfect rural retreat that is located in a village surrounded by countryside in the heart of the North York Moors. Tucked into the middle of the terrace this little cottage is self-contained with having its own front door and a private terrace to the rear. Downstairs there is a cosy lounge area with an open fireplace and sofas to the front of the room, whilst to the back is a fitted kitchen that has integrated appliances. Upstairs there is a double bedroom with useful storage above the stairs and an adjoining en-suite bathroom that has a shower above a bath. There are some period features throughout the cottage including exposed stone work on the stairs and a beamed ceiling downstairs, plus the benefit of modern electric heating and double-glazing. A half-glazed door at the back leads out onto a terrace that has open rural views and three useful outbuildings, one of which has plumbing for a washing machine. In front of the cottage there is on street parking. The cottage will be offered for sale as a fully furnished holiday let with forward bookings in place, making for an attractive buy-to-let investment, or alternatively as a permanent home.



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Floor 0



Floor 1



Approximate total area<sup>(1)</sup>  
364.55 ft<sup>2</sup>

Reduced headroom  
44.69 ft<sup>2</sup>

(1) Excluding balconies and terraces

☐ Reduced headroom:  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		95
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	34	
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



Disclaimer: This brochure and property details are a representation of the property offered for sale or rent, as a guide only. Brochure content must not be relied upon as fact and does not form any part of a contract. Measurements are approximate. No fixtures or fittings, heating system or appliances have been tested, nor are they warranted by Hope & Braim or any staff member in any way as being functional or regulation compliant. Hope & Braim do not accept any liability for any loss that may be caused directly or indirectly by the brochure content, all interested parties must rely on their own, their surveyor's or solicitor's findings. We advise all interested parties to check with the local planning office for details of any application or decisions that may be consequential to your decision to purchase or rent any property. Any floor plans provided should be used for illustrative purposes only and should be used as such by any interested party.

