



PRETORIA COTTAGE GUNNERSIDE, SWALEDALE, DL11 6LD

A DETACHED TRADITIONAL COTTAGE WITHIN THE HEART OF SWALEDALE
WITH ESTABLISHED HOLIDAY LET HISTORY

Entrance Porch, Lounge/Dining Room, Kitchen, Utility Room, Downstairs Shower Room/WC, 2 Bedrooms,
Electric Storage Heating, Double Glazing. Contents available by separate negotiation. EER F27.
NO FORWARD CHAIN

Offers in the Region £215,000





PRETORIA COTTAGE

GUNNERSIDE, SWALEDALE, NORTH YORKSHIRE, DL11 6LD

A DETACHED TRADITIONAL COTTAGE WITHIN THE HEART OF SWALEDALE WITH ESTABLISHED HOLIDAY LET HISTORY

Entrance Porch, Lounge/Dining Room, Kitchen, Utility Room, Downstairs Shower Room/WC, 2 Bedrooms, Electric Storage Heating, Double Glazing. Contents available by separate negotiation. EER F27. NO FORWARD CHAIN

The Accommodation comprises:

GROUND FLOOR

ENTRANCE PORCH

Fitted shelves. Double glazed entrance door to front. Single glazed window to side. Part glazed door to Lounge/Dining Room.

LOUNGE/DINING ROOM

3.88m x 4.26m (12'9" x 14'0"). Beamed ceiling, stone flagged floor, cast iron stove with pine mantle, electric storage heater, television point, shelved recess. Double glazed sash windows to front and side. Part glazed door to Entrance Porch. Door to Utility Room and Lobby.

UTILITY ROOM

2.05m x 1.92m (6'9" x 6'3"). Laminate work surface, beech effect cupboard and drawer with chrome handles, fridge/freezer space, washing machine space, ceramic tiled floor, understairs cupboard, beamed ceiling. Doorway to Kitchen. Door to Lounge/Dining Room.

KITCHEN

2.97m x 1.97m (9'9" x 6'6"). Tiled surrounds, stainless steel one and a half bowl sink unit with mixer tap, laminate worktops, beech effect cupboards and drawers with chrome handles, built-in electric oven and ceramic hob, electric storage heater, extractor fan, ceiling beam, ceramic tiled floor. Double glazed windows to front and side. Doorway to Utility Room.

LOBBY

Doors to Shower Room/WC and Lounge/Dining Room.

SHOWER ROOM/WC

Tiled surrounds, pedestal wash hand basin, corner shower cubicle with electric shower, extractor fan, low level WC, electric storage heater, wall mounted electric heater, fitted wall mirror, electric shaver point with lights. Double glazed window to side. Door to Lobby.

FIRST FLOOR

LANDING

Double glazed sash window to side. Doors to Bedroom 1 and Bedroom 2.

BEDROOM 1

3.88m x 4.26m (12'9" x 14'0") (maximum measurements). Built-in wardrobes, hot water cylinder with immersion heater, electric storage heater. Double glazed sash windows to front and side. Door to Landing.

BEDROOM 2

2.16m x 4.26m (7'1" x 14'0") (maximum measurements). Electric storage heater, access to loft space. Double glazed sash window to side.

GENERAL INFORMATION

Viewing - By appointment with Norman F. Brown.

Tenure - We understand that the property is Freehold, although we have not verified this by sight of the Title Deeds.

Local Authorities - Richmondshire District Council -
Tel: (01748) 829100.
North Yorkshire County Council -
Tel: (01609) 780780.

Property Reference – 13534

Particulars Prepared – September 2021.

IMPORTANT NOTICE

These particulars have been produced in good faith to give an overall view of the property. If any points are particularly relevant to your interest, please ask for further information or verification, particularly if you are considering travelling some distance to view the property.

All interested parties should note:

- i. The particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute an offer or contract or any part thereof.
- ii. All measurements, areas or distances are given only as a guide and should not be relied upon as fact.
- iii. The exterior photograph(s) may have been taken from a vantage point other than the front street level. It should not be assumed that any contents/furnishings/furniture etc. are included in the sale nor that the property remains as displayed in the photographs.
- iv. Services or any appliances referred to have not been tested and cannot be verified as being in working order. Prospective buyers should obtain their own verification.

FREE MARKET APPRAISAL

We will be pleased to provide an unbiased and professional market appraisal of your property without obligation, if you are thinking of selling.

SURVEY & VALUATION

A range of valuation/survey services is available for all property transactions including sale, purchase, mortgage, probate etc.

FREE IMPARTIAL MORTGAGE ADVICE

CALL TODAY TO ARRANGE YOUR APPOINTMENT

Mortgage Referral Arrangement

In accordance with Compliance with the Consumer Protection from Unfair Trading Regulations 2008, we declare that we routinely refer potential purchasers to L&C (London & Country Mortgages Ltd) for fee free mortgage advice. It is your decision whether you choose to deal with L&C. Should you decide to use L&C you should know that we would receive a referral fee of 25% of any payment they receive from lenders and insurers for the services they provide to you.

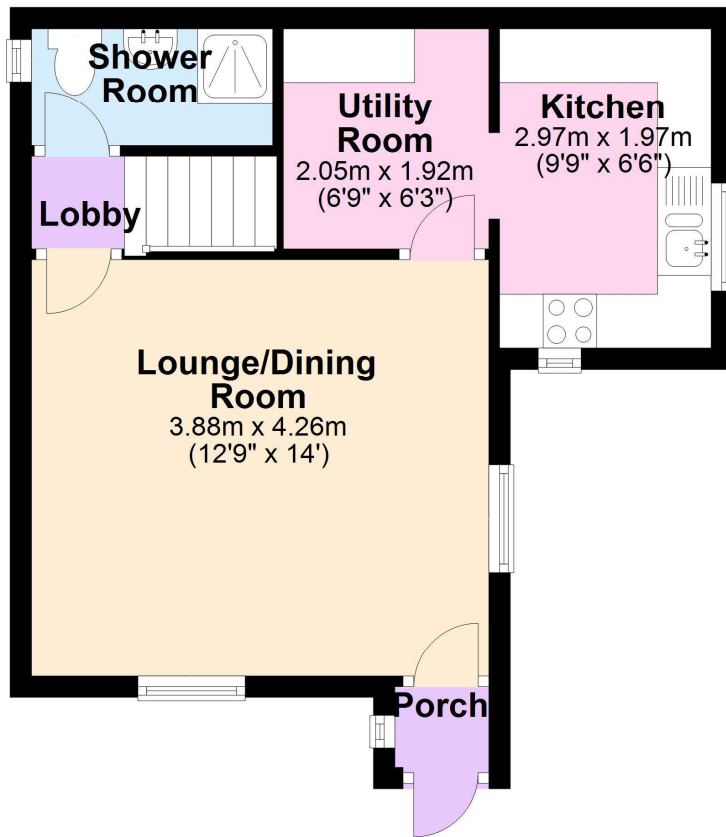
YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT

A life assurance policy may be required. Written quotation available upon request.



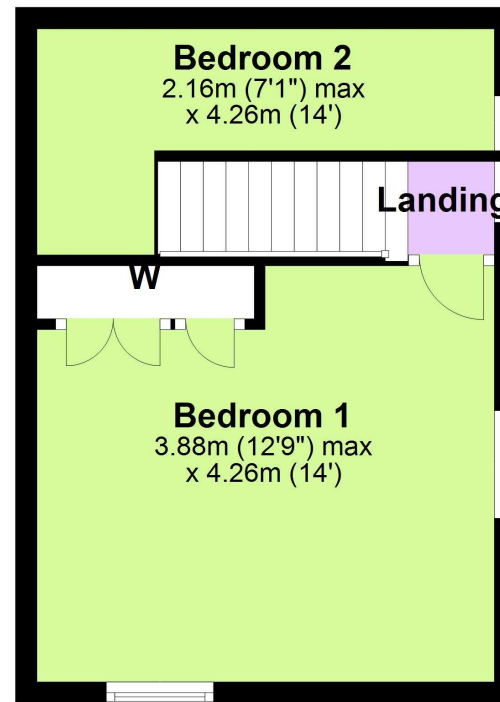
Ground Floor

Approx. 32.6 sq. metres (351.4 sq. feet)

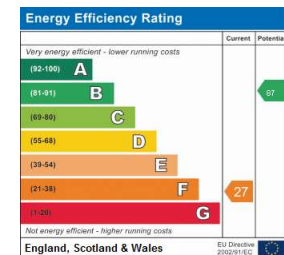


First Floor

Approx. 26.1 sq. metres (280.6 sq. feet)



Total area: approx. 58.7 sq. metres (632.0 sq. feet)



14 Queens Road, Richmond, North Yorkshire DL10 4AG

Tel: 01748 822473

Email: richmond@normanfbrown.co.uk

www.normanfbrown.co.uk



Norman F. Brown Chartered Surveyors & Estate Agents wish to advise prospective purchasers that we have not checked the services or appliances. The sales particulars have been prepared as a guide only; any floor-plan or map is for illustrative purposes only. Norman F. Brown Chartered Surveyors & Estate Agents, for themselves and for the vendors or lessors of this property whose agents they are give notice that: the particulars have been produced in good faith; do not constitute any part of a contract; no person in the employment of Norman F. Brown Chartered Surveyors & Estate Agents has any authority to make or give any representation of warranty in relation to this property.