



LEA COTTAGE

8 SILVER STREET, REETH, SWALEDALE, DL11 6SP

£235,000
FREEHOLD

A Well Proportioned Grade II Listed Semi Detached Cottage providing flexible accommodation over three floors close to Reeth village green. Ground Floor: Entrance Hall, Kitchen, Dining Room (Potential Lounge), Inner Hallway, Utility Room, First Floor: Lounge (Potential Further Bedroom), Bathroom/WC. Second Floor, 2 Bedrooms, Shower Room/WC, Electric Central Heating. Council Tax Band C. EER F25. NO ONWARD CHAIN.

NORMAN F. BROWN

Est. 1967

LEA COTTAGE

- 2/3 BEDROOMS • GRADE II LISTED • CLOSE TO REETH VILLAGE GREEN • WELL PROPORTIONED • ELECTRIC CENTRAL HEATING • NO ONWARD CHAIN



DESCRIPTION

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ENTRANCE HALL

Oak laminate floor, ceiling halogens, radiator. Custom hardwood entrance door and surround (fitted in 2019) to front with double glazed panels. Part glazed doors to Lounge and Kitchen.

DINING ROOM (POTENTIAL LOUNGE)

3.65m x 3.18m (12' x 10'5"). Picture light, ceiling halogens, oak laminate floor, radiator. Sash window to side. Part glazed doors to Inner Hall and Entrance Hall.

KITCHEN (Fitted in 2019)

3.60m x 2.33m (11'10" x 7'8"). Stainless steel single drainer sink unit with mixer tap, granite effect laminate work surfaces, light grey cupboards and drawers with chrome handles, built-in Zanussi electric oven with four ring ceramic hob, glass splashback, built-in Neff microwave, oak effect laminate floor, ceiling halogens. Door to Entrance Hall. Doorway to Inner Hall.

INNER HALL

Coat rack, oak laminate floor, ceiling halogens, radiator, understairs storage cupboard. Doors to Utility Room and Lounge. Doorway to Kitchen.

UTILITY ROOM

Oak laminate floor, electric fired boiler, stone shelf, plumbing for washing machine. Window to side. Door to Inner Hall.

FIRST FLOOR LANDING

Built in storage cupboard, oak laminate floor. Window to side. Doors to Lounge and Bathroom/WC.

LOUNGE (POTENTIAL FURTHER BEDROOM)

3.67m x 6.09m (12' x 20'). Ceiling halogens, oak laminate floor,

two radiators, cast iron multi-fuel stove with stone hearth. Triple aspect room with sash windows. Doors to Landing and Bathroom/WC.

BATHROOM/WC

Cream tiled surrounds, pedestal wash hand basin, electric shaver point, roll top bath with shower attachment, low level W.C., chrome heated towel ladder, ceiling halogens, oak laminate floor, fitted wall cabinet with mirror door. Window to side. Doors to Landing and Lounge.

SECOND FLOOR LANDING

Ceiling halogens. Window to side. Doors to Bedroom 1, Bedroom 2 and Shower Room/WC.

BEDROOM 1

3.83m x 3.25m (12'7" x 10'8"). Feature beams, ceiling halogens, fitted radiator. Sash window to side. Door to Landing.

BEDROOM 2

3.83m x 2.40m (12'7" x 7'10"). Feature beams, ceiling halogens, fitted radiator. Sash window to side. Door to Landing.

SHOWER ROOM/WC

Half cream tiled walls, pedestal wash hand basin, tiled corner shower cubicle with electric Mira shower unit, low level W.C., fitted wall cabinet with mirror door, electric shaver point, chrome heated towel ladder, extractor fan, ceiling halogens, oak laminate floor, access to loft space. Door to Landing.

NOTE

There is a flying freehold in that the cupboard off the First Floor Landing is above a passageway belonging to the neighbouring property to the right hand side.

GRADE II LISTING DESCRIPTION

House. Late C18. Hammer-dressed rubblestone, stone slate roof. 3 storeys, one first-floor window, gable end to road. Gable end: C20 glazed door with 4-pane sash above. Gable coping, shaped kneeler, end stack. Right return: on left a sash with glazing bars in raised stone surround. First floor: sash with glazing bars in raised stone surround and tall landing window

to right. Second floor: unequal 9-pane sash in raised surround.

Listing NGR: SE0372899358

GENERAL INFORMATION

Viewing - By appointment with Norman F. Brown.

Tenure - We understand that the property is Freehold. Title register NYK383023.

Local Authorities - North Yorkshire Council – Tel: 0300 1312131
www.northyorks.gov.uk

Property Reference – 17636570

Particulars Prepared – May 2023

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.

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SURVEY & VALUATION

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

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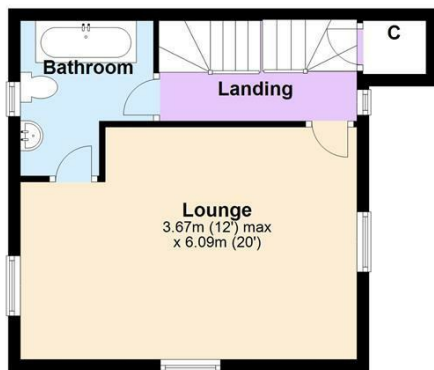
YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT

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

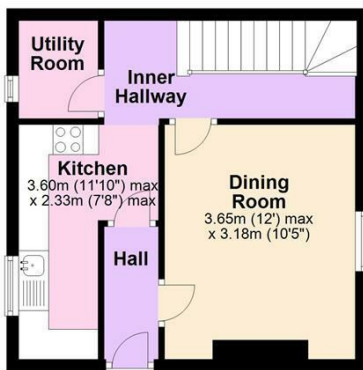
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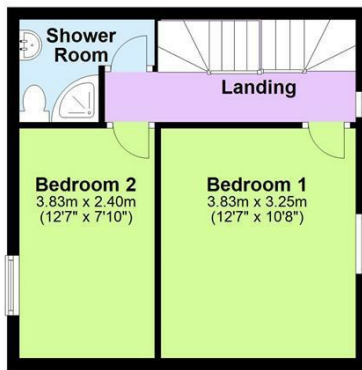
First Floor
Approx. 32.4 sq. metres (348.4 sq. feet)



Ground Floor
Approx. 31.7 sq. metres (341.1 sq. feet)



Second Floor
Approx. 31.7 sq. metres (341.1 sq. feet)



Total area: approx. 95.7 sq. metres (1030.5 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			79
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F		25	
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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