



## FELLSMAN COTTAGE

REETH, SWALEDALE, DL11 6TJ

**£249,500**  
**FREEHOLD**

A Deceptively Spacious Well Presented Terraced Cottage handily located for Reeth village green. Lounge, Kitchen/Dining Room, Utility Room, 3 Bedrooms, En-Suite Shower Room/WC, Bathroom/WC, Secluded South Facing Rear Patio Garden, Oil Fired Central Heating, Double Glazing. Contents Available by Separate Negotiation. Current Rateable Value £2,850. E54. NO ONWARD CHAIN.

**NORMAN F. BROWN**

Est. 1967

# FELLSMAN COTTAGE

- 3 BEDROOMS • SECLUDED SOUTH FACING PATIO GARDEN • WELL PRESENTED • HOLIDAY LET HISTORY • HANDY FOR REETH VILLAGE GREEN • OIL CENTRAL HEATING • DOUBLE GLAZING • CONTENTS AVAILABLE • NO ONWARD CHAIN



## DESCRIPTION

A Deceptively Spacious Well Presented Terraced Cottage handily located for Reeth village green. Lounge, Kitchen/Dining Room, Utility Room, 3 Bedrooms, En-Suite Shower Room/WC, Bathroom/WC, Secluded South Facing Rear Patio Garden, Oil Fired Central Heating, Double Glazing. Contents Available by Separate Negotiation. Current Rateable Value £2,850. E54. NO ONWARD CHAIN.

## UTILITY ROOM

Ceiling halogens. Radiator. Tiled floor. Wall mounted GRANT oil fired boiler. Plumbing for washing machine. Fridge freezer space. Timber double glazed sash window to side. Timber double glazed entrance door to side. Glazed door to lobby.

## LOBBY

Glazed doors to kitchen and utility room, doors to bedroom 3 and bathroom.

## BATHROOM

Half tiled walls, pedestal wash hand basin. Wall mirror. Glass shelf. Electric shaver point. Panelled bath with MIRA shower over and curtain and rail. WC. Heated towel ladder. UPVC double glazed sash window to rear with roller blind. Tiled floor. Door to lobby.

## BEDROOM 3

Maximum depth. Radiator. UPVC double glazed sash window to front. Door to lobby.

## KITCHEN/DINING ROOM

Maximum measurements. Stainless steel single drainer sink unit with mixer tap. Marble effect laminate work surfaces. White gloss cupboards and drawers with under cupboard lighting. Electric cooker point. Extractor hood over. Fridge space. Plumbing for dishwasher. Dado rail. Beamed ceiling. LED spotlights. Radiator. Electric meter. Fuse board. UPVC double glazed sash window to front. Archway to lounge. Glazed door to lobby. Stairs to first floor.

## LOUNGE

Wall lights, television point, radiator, double glazed Velux window. Timber double glazed double doors to rear patio garden. Timber double glazed sash windows to side and rear. Archway to Kitchen.

## LANDING

Doors to bedrooms 1 and 2.

## BEDROOM 1

Maximum depth. Wall lights. Radiator. Folding door to en suite. UPVC double glazed sash windows to front and rear. Door to landing.

## EN-SUITE SHOWER ROOM

Half tiled walls, pedestal wash and basin, tiled shower cubicle with electric MIRA JUMP shower. WC. Tiled floor. Wall mirror. Electric shaver point and light. Heated towel ladder. Folding door to bedroom 1.

## BEDROOM 2

Maximum depth. Radiator. Wall lights. Airing cupboard containing insulated hot water cylinder with immersion heater. Access to loft space. UPVC double glazed sash windows to front and rear. Door to Landing.

## OUTSIDE

Timber decking, gravel chippings, concealed plastic oil tank, outside light. Covered passage leading to the village green with the neighbouring Cooper Kettle café having a right to use the passage to access its cellar and back door.

## GENERAL INFORMATION

Viewing - By appointment with Norman F. Brown.

Tenure - We understand that the property is Freehold. Title Register NYK123989.

Local Authorities - North Yorkshire Council – Tel: 0300

1312131

www.northyorks.gov.uk

Property Reference – 17928705

Particulars Prepared – June 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.

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.

FREE IMPARTIAL MORTGAGE ADVICE

CALL TODAY TO ARRANGE YOUR APPOINTMENT

Our qualified mortgage and financial advisor will be pleased to advise you on the wide range of mortgages available from all of the mortgage lenders without charge or obligation.

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.

## FELLSMAN COTTAGE



**Ground Floor**  
Approx. 51.4 sq. metres (553.2 sq. feet)



**First Floor**  
Approx. 32.3 sq. metres (347.9 sq. feet)



Total area: approx. 83.7 sq. metres (901.0 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>87</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>54</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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

Richmond Office Sales  
14 Queens Road  
Richmond  
North Yorkshire  
DL10 4AG

01748 822473  
richmond@normanfrown.co.uk  
www.normanfrown.co.uk

