



## ROSE COTTAGE

REETH, SWALEDALE, DL11 6SG

£220,000  
FREEHOLD

A Well Presented Traditional Terraced Cottage quietly tucked away just off Reeth village green with established holiday let history. Lounge/Dining Room, Kitchen, 2 Bedrooms, Bathroom/WC, Outside Store, South Facing Front Patio Garden, Oil Fired Central Heating, UPVC Double Glazing. Contents available by separate negotiation. Council Tax Band B. EER E60. NO ONWARD CHAIN.

**NORMAN F. BROWN**

Est. 1967

# ROSE COTTAGE

- TUCKED AWAY COTTAGE • 2
- BEDROOMS • SOUTH FACING PATIO
- GARDEN • OIL CENTRAL HEATING • DOUBLE
- GLAZING • ESTABLISHED HOLIDAY LET
- HISTORY • CONTENTS AVAILABLE BY
- NEGOTIATION



## DESCRIPTION

A Well Presented Traditional Terraced Cottage quietly tucked away just off Reeth village green with established holiday let history. Lounge/Dining Room, Kitchen, 2 Bedrooms, Bathroom/WC, Outside Store, South Facing Front Patio Garden, Oil Fired Central Heating, UPVC Double Glazing. Contents available by separate negotiation. Council Tax Band B. EER E60. NO ONWARD CHAIN.

## LOUNGE/DINING ROOM

Maximum measurements. Beamed ceiling, recessed shelving, cast iron stove with stone surrounds, exposed natural stone wall, television point, telephone point, two radiators. Stairs to first floor. UPVC double glazed entrance door to front. UPVC double glazed windows to front and rear. Part glazed sliding door to Kitchen.

## KITCHEN

Tiled surrounds, stainless steel single drainer sink unit, laminate work surfaces, white cupboards and drawers, built in electric oven and 4 ring ceramic hob, fridge space. UPVC double glazed window to front. Part glazed sliding door to Lounge/Dining Room.

## LANDING

UPVC double glazed window to rear. Doors to Bedrooms and Bathroom.

## BEDROOM 1

Maximum width. Airing cupboard with insulated hot

water cylinder and immersion heater, fitted wardrobe, radiator. UPVC double glazed window to front. Door to Landing.

## BEDROOM 2

Large built in cupboard over the stairs, radiator. UPVC double glazed window to front. Door to Landing.

## BATHROOM/WC

Tiled surrounds, pedestal wash hand basin with tiled splashback, mirror and electric shaver point, panelled bath with electric shower over with curtain and rail, extractor fan, WC, electric shaver point, chrome heated towel ladder, access to loft space, oak effect laminate floor. UPVC double glazed window to front with roller blind. Door to Landing.

## OUTSIDE

To the front

South Facing Stone Flagged Walled Patio with shrubs, light and entrance gate.

To the rear.

There is an attached stone built store with lighting which contains the oil fired boiler and the metal oil tank.

## GENERAL INFORMATION

Viewing - By appointment with Norman F. Brown.

Tenure - We understand that the property is Freehold. The title register is NYK423422.

Local Authority - North Yorkshire Council – Tel: 0300  
1312131

[www.northyorks.gov.uk](http://www.northyorks.gov.uk)

Property Reference – 18381203

Particulars Prepared – August 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.

## ROSE COTTAGE



### Ground Floor

Approx. 32.7 sq. metres (351.6 sq. feet)



### First Floor

Approx. 24.9 sq. metres (267.7 sq. feet)



Total area: approx. 57.5 sq. metres (619.3 sq. feet)



| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) A                                 |  |                         | 99        |
| (81-91) B                                   |  |                         |           |
| (69-80) C                                   |  |                         |           |
| (55-68) D                                   |  | 60                      |           |
| (39-54) E                                   |  |                         |           |
| (21-38) F                                   |  |                         |           |
| (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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