



## LEA HOLME COTTAGE

REETH, SWALEDALE, DL11 6SF

£279,950  
FREEHOLD

A Deceptively Spacious Traditional End Terraced Cottage overlooking Reeth village green. Entrance Porch, Lounge, Dining Room, Kitchen, Utility Room, WC, 3 Bedrooms, Bathroom/WC, Outside Store, Oil Fired Central Heating, UPVC Double Glazing. NO FORWARD CHAIN. Council Tax Band C. EER E39.

**NORMAN F. BROWN**

Est. 1967



# LEA HOLME COTTAGE

- DECEPTIVELY SPACIOUS • 3 BEDROOMS • TRADITIONAL COTTAGE • OVERLOOKING REETH VILLAGE GREEN • OIL CENTRAL HEATING • UPVC DOUBLE GLAZING • NO ONWARD CHAIN



## DESCRIPTION

A Deceptively Spacious Traditional End Terraced Cottage over looking Reeth village green. Entrance Porch, Lounge, Dining Room, Kitchen, Utility Room, WC, 3 Bedrooms, Bathroom/WC, Outside Store, Oil Fired Central Heating, UPVC Double Glazing. NO FORWARD CHAIN. Council Tax Band C. EER E39.

## ENTRANCE PORCH

Oak effect laminate floor, pine panelled walls. UPVC double glazed entrance door, part glazed door to Lounge.

## LOUNGE

Cast iron stove, wall lights, recessed shelving, radiator. UPVC double glazed window to front, part glazed doors to Entrance Porch and Dining Room.

## DINING ROOM

Maximum depth. Wall lights, radiator under stairs storage cupboard. UPVC double glazed window to side with vertical blinds. Part glazed doors to Lounge and Kitchen. Stairs to first floor.

## KITCHEN

Tiled surrounds, one and a half bowl sink unit with mixer tap, laminate work services, fitted cupboards and drawers, built in double electric oven and four ring ceramic hob, built in dishwasher, built in fridge, built in freezer, concealed oil fired boiler, ceiling beams, ceramic tiled floor ceiling, LED spotlights. UPVC double glazed windows to side with vertical blinds. Part glazed doors to Dining Room and Utility Room.

## UTILITY ROOM

Plumbing for washing machine, tumble dryer space,

fridge/freezer space. Pine panelling to walls. Skylight. Electric meter cupboard. UPVC double glazed window. Double glazed entrance door to side. Door to WC. Part glazed door to Kitchen.

## WC

WC. Door to Utility Room.

## LANDING

Radiator, internal window to Bathroom. Doors to Bedrooms and Bathroom.

## BEDROOM 1

Maximum width.

Built in wardrobes with sliding doors and dressing table, coving, radiator, access to loft space. UPVC double glazed window to front overlooking Reeth village green. Door to Landing.

## BEDROOM 2

Radiator, telephone point, built in shelved cupboard. UPVC double glazed window to side. Door to Landing.

## BEDROOM 3

Radiator, telephone point, access to loft space. UPVC double glazed window to side. Door to Landing.

## BATHROOM/WC

Fully tiled walls, pedestal wash hand basin, panelled bath with electric MIRA shower over, extractor fan, WC, radiator, airing cupboard with insulated hot water cylinder and immersion heater. UPVC double glazed window to side. Door to Landing.

## NEARBY OUTSIDE STORE

Containing metal oil tank. Power connected. Timber single glazed sash window.

## GENERAL INFORMATION

Viewing - By appointment with Norman F. Brown.

Tenure - We understand that the property is Freehold.  
The title register is NYK 222797.

Local Authority - North Yorkshire Council – Tel: 0300  
1312131  
[www.northyorks.gov.uk](http://www.northyorks.gov.uk)

Property Reference – 18527264

Particulars Prepared – October 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.

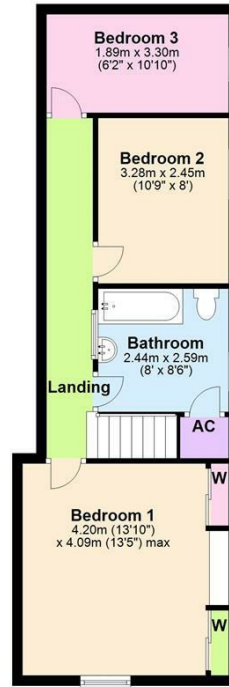
## LEA HOLME COTTAGE



**Ground Floor**  
Approx. 60.7 sq. metres (653.8 sq. feet)



**First Floor**  
Approx. 49.4 sq. metres (531.6 sq. feet)



Total area: approx. 110.1 sq. metres (1185.4 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>81</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>39</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

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