



## MOOR EDGE

CB TERRACE, ARKENGARTHDALE, DL11 6RL

£495,000  
FREEHOLD

A Spacious and Well Presented End Terraced Cottage enjoying a lovely open aspect across picturesque Arkengarthdale, close to Reeth, and 5 minutes walk to the CB Inn. Entrance Hall, Lounge, Kitchen/Dining Room, Utility Room, Shower Room/WC, 4 Good Sized Bedrooms, Bathroom/WC, Garage, Stores, Parking, Oil Fired Central Heating, Double Glazing. Council Tax Band E. EER Exempt.

**NORMAN F. BROWN**

Est. 1967



# MOOR EDGE

- SPACIOUS AND WELL PRESENTED COTTAGE • 4 BEDROOMS • OPEN ASPECT WITHIN PICTURESQUE ARKENGARThDALE • GARAGE AND STORE ROOMS • GARDEN • OIL FIRED CENTRAL HEATING • DOUBLE GLAZING • CLOSE TO REETH • 5 MINUTES WALK TO THE CB INN



## DESCRIPTION

A Spacious and Well Presented End Terraced Cottage enjoying a lovely open aspect across picturesque Arkengarthdale, close to Reeth, and 5 minutes walk to the CB Inn. Entrance Hall, Lounge, Kitchen/Dining Room, Utility Room, Shower Room/WC, 4 Good Sized Bedrooms, Bathroom/WC, Garage, Stores, Parking, Oil Fired Central Heating, Double Glazing. Council Tax Band E. EER Exempt.

## ENTRANCE HALL

Stone flagged floor. Doors to Lounge and Kitchen/Dining Room. Entrance door to Front Garden. Stairs to first floor.

## LOUNGE

Ceiling beam, built in base level cupboards and wall mounted glass fronted display cabinets, radiator, wood burning stove, varnished pine boarded floor, wall lights, tv point, telephone point, understairs cupboard with double glazed window to rear. Double glazed windows to front and rear. Door to Entrance Hall.

## KITCHEN/DINING ROOM

Stone flagged floor with under floor heating, sage green tiled surrounds, stainless steel one a half bowl sink unit, granite work tops, oak cupboards and drawers with under lighting, built in ZANUSSI double electric fan oven and BOSCH 4 ring ceramic hob with extractor hood over, built in BOSCH dishwasher, fridge/freezer space, feature stone surround with CHILLI PENGUIN wood burning stove with oven box and top plate, ceiling LED spotlights. Double glazed windows to front and rear. Doors to Entrance Hall and Side Hall.

## SIDE HALL

Stone fagged floor, large walk in storage cupboard. Door to Kitchen. Doorway to Utility Room. Entrance door to Front Garden.

## UTILITY ROOM

White tiled surrounds, stainless steel single drainer sink unit, laminate work top, oak cupboards, plumbing for washing machine, fridge/freezer space, ceiling LED lighting, stone flagged floor with under floor heating. Doors to Shower Room and Garage. Doorway to Side Hall.

## SHOWER ROOM/WC

Karndean type flooring with under floor heating, white tiled surrounds, white suite comprising: pedestal wash hand basin, wc, corner shower cubicle, extractor fan, ceiling LED lighting, large airing cupboard, oil fired boiler. Double glazed window to rear. Door to Utility Room.

## GARAGE

LED lighting and ample power sockets, fitted workbenches. Double doors to rear. Doors to Utility Room and Store.

## STORE

Lighting, coal hatch to rear. Doors to Garage and Yard.

## LANDING

Large airing cupboard with unvented hot water cylinder and shelving. Doors to Bedrooms and Bathroom/WC.

## BEDROOM 1

Feature stone fireplace surround, telephone point, radiator. Double glazed window to front. Door to Landing.

## BEDROOM 2

Walk in wardrobe, feature cast iron fireplace surround, telephone point, loft hatch, radiator. Double glazed window to front. Door to Landing.

## BEDROOM 3

Maximum depth. Radiator, loft hatch. Double glazed window to front. Door to Landing.

## BEDROOM 4

Built in wardrobe, radiator. Double glazed window to front. Door to Landing.

## BATHROOM/WC

White tiled surrounds, white suite comprising: pedestal wash hand basin, electric shaver point, panelled bath with shower over and curtain and rail, wc, radiator, cream wall cupboard, ceiling LED lighting, Karndean type flooring. Double glazed window to rear. Door to Landing.

## OUTSIDE

South east facing front garden with stone flagged patio and entrance path and front garden gate, lawn, well stocked flower

beds, outside lights, cold water tap, outside power socket.

To the side - Private yard with various stores with lighting and 1300 litre plastic double banded oil tank.

To the rear – Gravel driveway in front of garage doors.

#### SERVICES

Mains electricity, water and drainage.

#### GENERAL INFORMATION

Viewing - By appointment with Norman F. Brown.

Tenure - Freehold. The title register is NYK 267803.

Grade II Listed - Yes.

Local Authority - North Yorkshire Council – Tel: 0300 1312131

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

Yorkshire Dales National Park Authority - 01969 652300

Broadband and Mobile Phone Coverage – please check using this website

<https://checker.ofcom.org.uk>

current broadband speed 19 Mbps

mobile provider - EE

Property Reference – 18535128

Particulars Prepared – January 2024.

#### 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.

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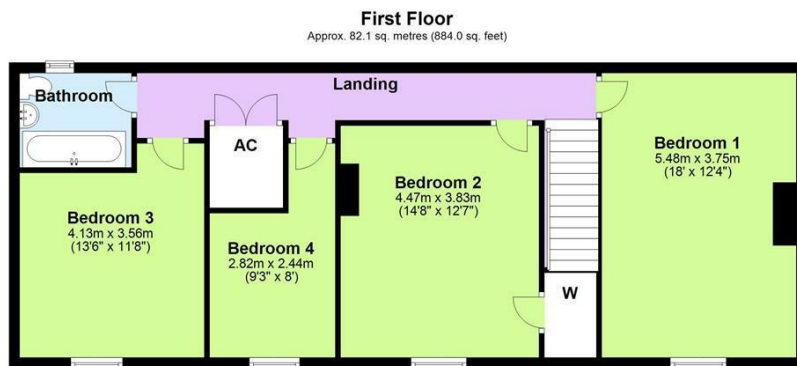
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**YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT**

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

## MOOR EDGE





Total area: approx. 199.0 sq. metres (2141.8 sq. feet)



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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