



BANK HOUSE

SILVER STREET, REETH, SWALEDALE, DL11 6SP

£279,950

FREEHOLD

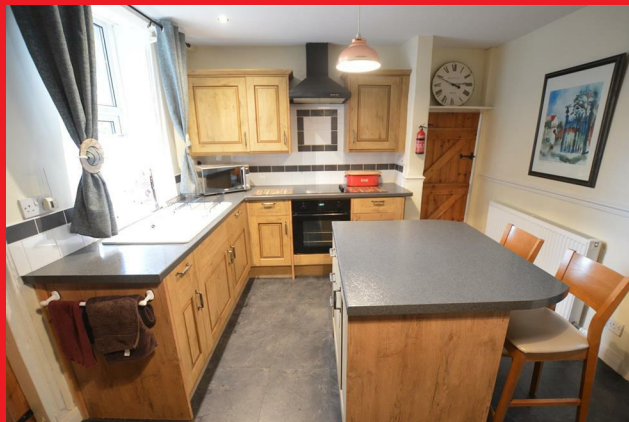
A Deceptively Spacious Well Presented Terraced Cottage conveniently located just off Reeth village green. Entrance Porch, Hall, Lounge, Dining Room, Kitchen/Breakfast Room, Utility Room, 3 Bedrooms, Bathroom/WC, Rear Yard, Oil Fired Central Heating, UPVC Double Glazing. Some contents available by separate negotiation. EER D65. Council Tax Band C. NO ONWARD CHAIN.

NORMAN F. BROWN

Est. 1967

BANK HOUSE

• DECEPTIVELY SPACIOUS • 3
BEDROOMS • WELL
PRESENTED • CHARACTER • REAR
YARD • OIL CENTRAL HEATING • UPVC
DOUBLE GLAZING • HANDY FOR REETH
VILLAGE GREEN • NO ONWARD CHAIN



DESCRIPTION

A Deceptively Spacious Well Presented Terraced Cottage conveniently located just off Reeth village green. Entrance Porch, Hall, Lounge, Dining Room, Kitchen/Breakfast Room, Utility Room, 3 Bedrooms, Bathroom/WC, Rear Yard, Oil Fired Central Heating, UPVC Double Glazing. Some contents available by separate negotiation. EER D65. Council Tax Band C. NO ONWARD CHAIN.

ENTRANCE PORCH

Feature decorative tiled floor. Secondary glazed entrance door to front. Secondary glazed door to Hall.

HALL

Radiator, understairs cupboard, feature decorative tiled floor, stairs to first floor. Secondary glazed entrance door to Rear Yard. Secondary glazed door to Entrance Hall. Doors to Lounge and Kitchen/Breakfast Room.

LOUNGE

Open fire with feature cast iron grate and stone hearth, coving, radiator, arched recess, UPVC double glazed window to front. Doors to Hall and Dining Room.

DINING ROOM

Coving, dado rail, radiator, feature brick fireplace surround. UPVC double glazed window to front. Door to Lounge. Doorway to Kitchen/Breakfast Room.

KITCHEN/BREAKFAST ROOM

Feature beam, tiled surrounds, ceramic one and a half bowl sink unit, laminate work surfaces, oak effect cupboards and drawers, island unit with breakfast bar, built in electric oven and 4 ring ceramic hob with stainless steel extractor hood over, built in fridge and freezer, feature cast iron range with stone surround and PENGUIN wood burning stove with pizza oven and hotplate, ceiling LED spotlights, dado rail, radiator, slate effect laminate floor. UPVC double glazed window to rear. Doors to Dining Room, Utility Room and Hall.

UTILITY ROOM

Maximum measurement. Wall mounted GRANT oil fired boiler (installed in 2018), original stone shelves and ceiling hooks, plumbing for dishwasher, plumbing for washing machine, electric meter. Timber framed single glazed window to side. Door to Kitchen.

LANDING

Large feature arched secondary glazed window to stairwell. Large drop down hatch with folding timber ladder to part boarded loft space with light and insulated hot water cylinder and immersion heater. Doors to Bedrooms and Bathroom.

BEDROOM 1

Radiator, wash hand basin, picture rail, feature cast iron fireplace grate. UPVC double glazed window to front. Door to Landing.

BEDROOM 2

Radiator. UPVC double glazed window to front.

BEDROOM 3

Radiator. UPVC double glazed window to rear.

BATHROOM/WC

Pedestal wash hand basin, free standing roll top bath, separate tiled shower cubicle with electric shower, wc, extractor, half pine panelled walls, 2 radiators, chrome heater towel ladder. UPVC double glazed window to side. Double glazed roof window. Door to Landing.

OUTSIDE

Rear Yard (over which neighbouring properties have access). Comprising gravel chippings, plastic oil tank, metal storage container, cold water tap.

SERVICES

Mains electricity, water and drainage.

FLYING FREEHOLD

Part of the righthand property's first floor (Old Bank Cottage) is above part of the Bank House's Hallway.

GENERAL INFORMATION

Viewing - By appointment with Norman F. Brown.

Tenure - Freehold. The title register is NYK 440630.

Local Authority - North Yorkshire Council – Tel: 0300 1312131

www.northyorks.gov.uk

Broadband and Mobile Phone Coverage – please check using this website

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

Upload speed 74 mbps

Download speed 16 mbps

Property Reference – 18534515

Particulars Prepared – February 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.

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

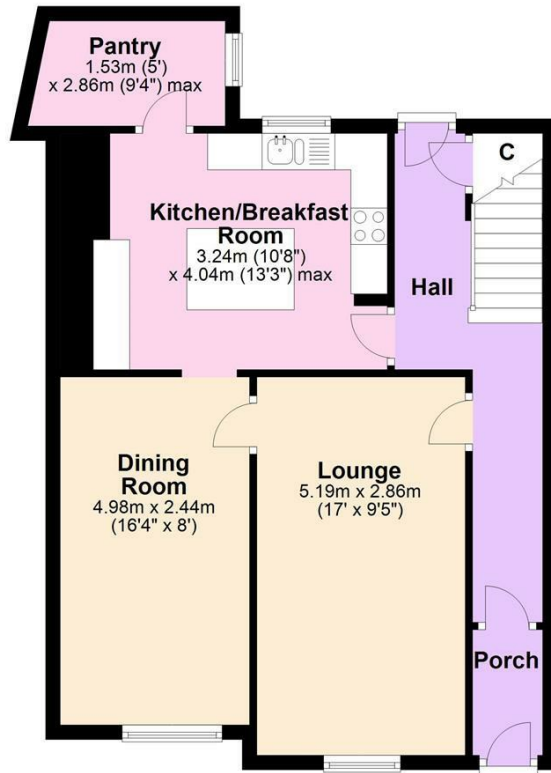
A life assurance policy may be required. Written quotation available upon request.

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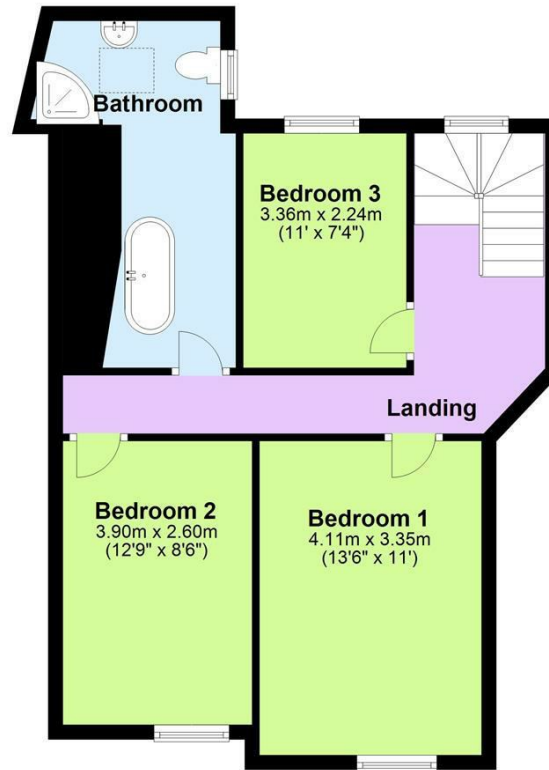
Ground Floor

Approx. 59.4 sq. metres (639.1 sq. feet)



First Floor

Approx. 53.9 sq. metres (580.5 sq. feet)



Total area: approx. 113.3 sq. metres (1219.6 sq. feet)



| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | 84 |
| (69-80) C | | 65 | |
| (55-68) D | | | |
| (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

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

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

NORMAN F. BROWN

Est. 1967