



3 BACK LANE

REETH, SWALEDALE, DL11 6UZ

£235,000
FREEHOLD

A Nicely Situated Terraced House enjoying an edge of village location with open rear aspect within the heart of Swaledale. Entrance Porch, Hall, Lounge/Dining Room, Conservatory, Kitchen, 3 Bedrooms, Shower Room/WC, Garage and Parking, Low Maintenance Front and Rear Gardens, Oil Fired Central Heating, UPVC Double Glazing. Council Tax Band D. EER D61. NO ONWARD CHAIN.

NORMAN F. BROWN

Est. 1967

3 BACK LANE

- 3 BEDROOMS • OPEN REAR ASPECT • GARAGE AND PARKING • OIL CENTRAL HEATING • UPVC DOUBLE GLAZING • NO ONWARD CHAIN



DESCRIPTION

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ENTRANCE PORCH

Wall mounted oil fired boiler, stone flagged floor. Double glazed doors to Hall and Front Garden.

HALL

Radiator, stairs to first floor. Double glazed door to Porch. Door to Lounge.

LOUNGE/DINING ROOM

Coving, 2 radiators, stone surround fireplace with inset electric fire, understairs cupboard. Double glazed windows to front. Internal double glazed window to Conservatory. Door to Hall. Doorway to Kitchen. Double glazed door to Conservatory.

KITCHEN

Tiled surrounds, stainless steel single drainer sink unit, laminate work surfaces, oak cupboards and drawers, electric cooker point with cooker hood over, fridge space, plumbing for washing machine. Internal double glazed window to Conservatory. Doorway to Lounge.

CONSERVATORY

Radiator. Double glazed windows to side and rear. Internal double glazed windows to Lounge and Kitchen. Double glazed doors to Lounge and Rear Garden.

LANDING

Loft hatch. Doors to Bedrooms and Shower Room.

BEDROOM 1

Built in wardrobe, airing cupboard containing insulated hot water cylinder, radiator. Double glazed windows to front. Door to Landing.

BEDROOM 2

Double glazed windows to rear. Door to Landing.

BEDROOM 3

Double glazed window to front. Door to Landing.

SHOWER ROOM/WC

Fully tiled walls, wash hand basin, corner shower cubicle with rainfall shower head and head and hose, wc, chrome heated towel ladder, ceramic tiled floor. Double glazed window to rear. Door to Landing.

OUTSIDE

Front Garden

Comprising flower bed, stone flags, plastic oil tank (capacity 1221 litres).

Shared tarmac and gravel driveway leading to:

Garage with parking for one car in front

Power connected, timber double doors to front.

Low Maintenance South Facing Rear Garden backing onto countryside

Comprising flower beds, stone flagged patio.

SERVICES

Mains electricity and water. Septic tank drainage shared with no. 4 Back Lane. Oil fired central heating.

GENERAL INFORMATION

Viewing - By appointment with Norman F. Brown.

Tenure - Freehold. The title register is NYK 191246.

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>

Property Reference – 18658753

Particulars Prepared – October 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

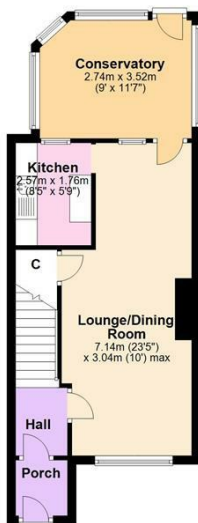
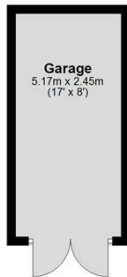
A life assurance policy may be required. Written quotation available upon request.

3 BACK LANE



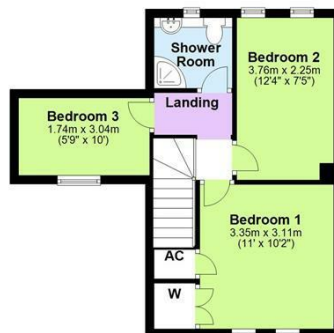
Ground Floor

Approx. 53.7 sq. metres (578.5 sq. feet)



First Floor

Approx. 35.7 sq. metres (384.2 sq. feet)



Total area: approx. 89.4 sq. metres (962.7 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D		61	
(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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