



THE FARTHINGS

CB TERRACE, ARKENGARTHDALE, DL11 6RL

£185,000
FREEHOLD

A Pleasantly Situated End Terraced Cottage within the heart of Arkengarthdale. Entrance Porch, Lounge, Kitchen, Inner Hall, 2 Bedrooms, Bathroom/WC, Small Front Garden, Nearby Garage, Night Storage Heating, Double Glazing. Contents Available by Separate Negotiation. Council Tax Band B. EER E50. NO ONWARD CHAIN.

NORMAN F. BROWN

Est. 1967

THE FARTHINGS

• SINGLE STOREY COTTAGE • 2
BEDROOMS • PLEASANT RURAL
LOCATION • GARAGE • NIGHT STORAGE
HEATING • DOUBLE GLAZING • CONTENTS
AVAILABLE • NO ONWARD CHAIN



DESCRIPTION

A Pleasantly Situated End Terraced Cottage within the heart of Arkengarthdale. Entrance Porch, Lounge, Kitchen, Inner Hall, 2 Bedrooms, Bathroom/WC, Small Front Garden, Nearby Garage, Night Storage Heating, Double Glazing. Contents Available by Separate Negotiation. Council Tax Band B. EER E50. NO ONWARD CHAIN.

ENTRANCE PORCH

Stone flagged floor, single glazed window to side. Single glazed entrance door to front. Glazed door to Lounge.

LOUNGE

Wood burning stove with stone hearth, picture rail, built in cupboards, tv point, night storage heater. Timer framed double glazed window to front. Door to Bedroom 1. Glazed doors to Inner Hall and Entrance Porch.

BEDROOM 1

Picture rail. Timber framed double glazed window to front. Door to Lounge.

INNER HALL

Fuse board and electric meter. Access to boarded loft space with drop down hatch, ladder, light and hot water cylinder with immersion heater. Doors to Bedroom 2 and Bathroom. Doorway to Kitchen. Glazed door to Lounge.

KITCHEN

Stainless steel one and a half bowl sink unit, oak effect laminate work surfaces, light grey cupboards and

drawers, built in electric oven and 4 ring ceramic hob, built in fridge, night storage heater. Upvc double glazed windows to side and rear. Doorway to Inner Hall.

BEDROOM 2 (presently used as a Dining Room)

Night storage heater, picture rail, Upvc double glazed window to rear. Door to Inner Hall. Access to boarded loft space with drop down hatch, ladder and light.

BATHROOM/WC

Tiled surrounds, pedestal wash hand basin, panelled bath with electric shower over and curtain and rail, wc, electric heated towel rail. Upvc double glazed window to rear. Door to Inner Hall.

FRONT GARDEN

Front Garden
Enclosed by stone walls

NEARBY TERRACED GARAGE

8'0" x 15'6 (2.44m x 4.72m)

SERVICES

Mains electricity, water and drainage.

GENERAL INFORMATION

Viewing - By appointment with Norman F. Brown.

Tenure - Freehold. The title register is NYK 285082.

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 – 18622637

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

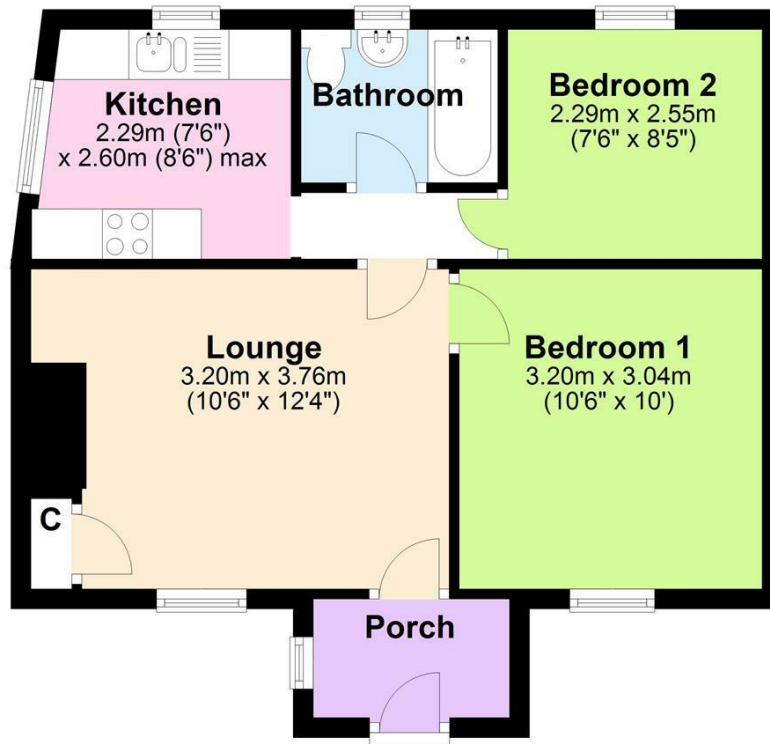
A life assurance policy may be required. Written quotation available upon request.

THE FARTHINGS



Ground Floor

Approx. 43.0 sq. metres (463.2 sq. feet)



Total area: approx. 43.0 sq. metres (463.2 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		96
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	50	
(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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