



12 HILL CLOSE

REETH, SWALEDALE, DL11 6RX

£275,000
FREEHOLD

A Deceptively Spacious Semi Detached Bungalow enjoying a pleasant cul-de-sac location handy for Reeth village green, within the heart of Swaledale. Entrance Hall, Lounge/Dining Room, Conservatory, Kitchen, 2 Bedrooms, En-Suite Shower Room/WC, Cloakroom/WC, Garage, Driveway, Private South Facing Rear Garden, Night Storage Heating, UPVC Double Glazing. Council Tax Band C. EER F36. NO ONWARD CHAIN.

NORMAN F. BROWN

Est. 1967

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• 2 BEDROOMS • SOUTH FACING
GARDEN • GARAGE AND
PARKING • CONSERVATORY • ELECTRIC
HEATERS • DOUBLE GLAZING • CUL-DE-
SAC • NO ONWARD CHAIN



DESCRIPTION

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ENTRANCE HALL

Quarry tiled floor, cloak cupboard. Part glazed door to Kitchen. Doors to Wc and Cloak Cupboard. Entrance door to side with leaded double glazed panel.

CLOAKROOM/WC

Pedestal wash hand basin with tiled splashback, wc, extractor fan, quarry tiled floor, high level cupboards, electric wall mounted heater. Door to Entrance Hall.

KITCHEN

Tiled surrounds, stainless steel one and half bowl sink unit, laminate work surfaces, cream cupboards and drawers, built in double electric oven, 4 ring ceramic hob with extractor hood over, fridge space, plumbing for washing machine, tumble dryer space, ceiling LED spotlights, night storage heater. Double glazed windows to side. Doors to Entrance Hall and Bedrooms. Archway to Lounge.

LOUNGE/DINING ROOM

Fitted electric fire with stone surrounds, 2 night storage heaters, coving, wall lights, tv point, telephone point, 2 double glazed Velux windows. Double glazed sliding doors to Conservatory. Archway to Kitchen.

CONSERVATORY

Ceramic tiled floor. Double glazed windows and external door to Rear Garden. Double glazed sliding doors to Lounge.

BEDROOM 1

Coving, built in wardrobes and overhead cupboards, night storage heating, airing cupboard with hot water cylinder. Double glazed window to rear. Doors to En-Suite and Kitchen.

EN-SUITE SHOWER ROOM/WC

Tiled surrounds, pedestal wash hand basin, large shower cubicle with electric MIRA shower, extractor fan, wc, fitted shelving, fitted cupboard, ceramic tiled floor, electric wall mounted heater, ceiling sky tube. Door to Bedroom 1.

BEDROOM 2

Coving, built in wardrobes, night storage heater, drop down hatch to part boarded loft with drop down hatch, ladder and light. Double glazed windows to front and side. Door to Kitchen.

OUTSIDE

To the front

Raised flower bed, tarmacadam driveway, light, path with gate leading to:

Private South Facing Rear Garden

Comprising lawn, well stocked flower beds, patio, timber garden shed, lights.

ATTACHED GARAGE

Light and power sockets. Entrance door to rear. Timber double doors to front.

SERVICES

Mains electricity, water and drainage.

GENERAL INFORMATION

Viewing - By appointment with Norman F. Brown.

Tenure - Freehold. The title register is NYK 139697.

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 – 18603759

Particulars Prepared – January 2025.

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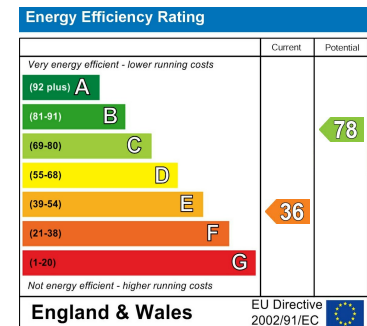
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**YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP
REPAYMENTS ON A MORTGAGE OR OTHER LOAN
SECURED ON IT**

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

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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