



Cragdale

CB Terrace, Arkengarthdale, DL11 6RL

£235,000
FREEHOLD

A Well Presented Tucked Away End Terraced Character Cottage enjoying a lovely open aspect across picturesque Arkengarthdale close to Reeth, and a short distance to the CB Inn. Entrance Hall, Lounge/Dining Room, Kitchen, 2 Bedrooms, Bathroom/WC, Garage, Store Room, WC, Fuel Store, Front Garden, Electric Heating, Double Glazing, Council Tax Band C. EER F27. NO ONWARD CHAIN.

NORMAN F. BROWN

Est. 1967

CRAGDALE

• 2 BEDROOMS • LOVELY
VIEWS • TUCKED AWAY
LOCATION • USEFUL

GARAGE • CHARACTER • MODERN
ELECTRIC HEATERS • DOUBLE
GLAZING • NO ONWARD CHAIN



DESCRIPTION

A Well Presented Tucked Away End Terraced Character Cottage enjoying a lovely open aspect across picturesque Arkengarthdale close to Reeth, and a short distance to the CB Inn. Entrance Hall, Lounge/Dining Room, Kitchen, 2 Bedrooms, Bathroom/WC, Garage, Store Room, WC, Fuel Store, Front Garden, Electric Heating, Double Glazing, Council Tax Band C. EER F27. NO ONWARD CHAIN.

ENTRANCE HALL

Built in cloak cupboard. External door to front with double glazed pane. Doors to Lounge/Dining Room and Kitchen.

LOUNGE/DINING ROOM

Feature natural stone walls and beams, 2 electric ROINTE electric radiators, open stone surround fireplace, wall lights. Double glazed windows to front and side. Doors to Entrance Hall and Stairwell.

KITCHEN

Tiled surrounds, laminate work surfaces, one and a half bowl sink unit with mixer tap, fitted cupboards and drawers, electric cooker space, fridge space, ceiling LED spotlights, shelved pantry cupboard, electric ROINTE electric radiator. Double glazed window to front. Door to Entrance Hall with a short flight of steps. Door to Garage.

GARAGE

Power connected, plumbing for washing machine, tumble dryer space, up and over door to side. Door to Store. Door to Kitchen with a short flight of steps.

STORE

Doors to Garage, Wc and Fuel Store.

WC

Wc.

FUEL STORE

LANDING

Electric meter cupboard, coving, loft hatch, electric ROINTE electric radiator. Double glazed window to side. Doors to Bedrooms and Bathroom/WC.

BEDROOM 1

Coving, built in wardrobes, feature cast iron fire grate and surround, electric ROINTE electric radiator, fitted wall bedside light, airing cupboard with insulated hot water and electric immersion heater. Double glazed window to front providing lovely countryside views. Door to Landing.

BEDROOM 2

Fitted pine single bed base and built in cupboard, electric ROINTE electric radiator. Double glazed window to side providing lovely countryside. Door to Landing.

BATHROOM/WC

Tiled surrounds, pedestal wash hand basin, panelled bath with electric shower over and glass screen and separate mixer tap with head and hose, wc, coving, electric convactor heater. Double glazed window to rear. Door to Landing.

OUTSIDE

Front Garden

Enclosed by stone walls and comprising lawn, flower beds, garden gate. A shared hardcore/grass track leads up to main road.

SERVICES

Mains electricity, water and drainage.

GENERAL INFORMATION

Viewing - By appointment with Norman F. Brown.

Tenure - Freehold. The title register is NYK 337475. The is a flying freehold in that Cragdale's Bedroom 2 and Bathroom is above part of the neighbouring property Moorlyn. The property is Grade II Listed.

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 – 18693091

Particulars Prepared – February 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.

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.

CRAGDALE





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ADDITIONAL INFORMATION

Local Authority – North Yorkshire Council

Council Tax – Band C

Viewings – By Appointment Only

Floor Area – 1036.00 sq ft

Tenure – Freehold





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	27	
(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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Est. 1967