



BLACK SHEEP COTTAGE 7 OVERTON GARTH

REETH, SWALEDALE, DL11 6SB

£240,000
FREEHOLD

A Well Presented Modern Semi Detached House enjoying a tucked away cul-de-sac location within this desirable Swaledale village. Lounge, Kitchen/Dining Room, Rear Hall, Cloakroom/WC, 2 Double Bedrooms, Bathroom/WC, Parking Space, Low Maintenance South Facing Rear Patio Garden, Oil Fired Central Heating, UPVC Double Glazing. RV £2,400. EER C71. NO ONWARD CHAIN.

NORMAN F. BROWN

Est. 1967

BLACK SHEEP COTTAGE 7

• MODERN • 2 DOUBLE
BEDROOMS • PARKING • OIL CENTRAL
HEATING • UPVC DOUBLE GLAZING • LOW
MAINTENANCE SOUTH FACING PATIO
GARDEN • NO ONWARD CHAIN



DESCRIPTION

A Well Presented Modern Semi Detached House enjoying a tucked away cul-de-sac location within this desirable Swaledale village. Lounge, Kitchen/Dining Room, Rear Hall, Cloakroom/WC, 2 Double Bedrooms, Bathroom/WC, Parking Space, Low Maintenance South Facing Rear Patio Garden, Oil Fired Central Heating, UPVC Double Glazing. RV £2,400. EER C71. NO ONWARD CHAIN.

LOUNGE

oak boarded floor, tv point, telephone point, radiator, under stairs storage cupboard, stairs to first floor. Door to Kitchen/Dining Room. UPVC double glazed external door to front. UPVC double glazed window to front.

KITCHEN

Tiled surrounds, stainless steel single drainer sink unit, oak effect laminate work surfaces, cream cupboards and drawers, built in electric oven and 4 ring ceramic hob with stainless steel extractor hood over, fridge/freezer space, built in washing machine, built in dishwasher, radiator, oil fired boiler, oak boarded floor. UPVC double glazed window to rear with roller blind. Doors to Lounge and Rear Hall.

REAR HALL

Oak boarded floor, radiator. UPVC double glazed external door to rear. Doors to Kitchen/Dining Room and WC.

CLOAKROOM/WC

Wash hand basin with tiled splashback, wc, extractor fan, radiator. Door to Rear Hall.

LANDING

Access to part boarded loft with light and fold down timber ladder. Doors to Bedrooms and Bathroom/WC.

BEDROOM 1

Built in wardrobes, radiator. UPVC double glazed window to rear. Door to Landing.

BEDROOM 2

Built in wardrobe, radiator. UPVC double glazed window to front. Door to Landing.

BATHROOM/WC

Tiled surrounds, pedestal wash hand basin, panelled bath with electric shower over and curtain and rail, extractor fan, Wc, chrome heated towel ladder, ceramic tiled floor, electric shaver point. UPVC double glazed window to side. Door to Landing.

OUTSIDE

To the Front.

Block paved parking space for one car.

Low Maintenance Rear Patio Garden with stone walls, cold water tap and light.

SERVICES

Mains electricity, water and drainage.

GENERAL INFORMATION

Viewing - By appointment with Norman F. Brown.

Tenure - Freehold. The title register is NYK395214.

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 – 18694066

Particulars Prepared – March 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.

BLACK SHEEP COTTAGE 7





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ADDITIONAL INFORMATION

Local Authority – North Yorkshire Council

Council Tax – Band

Viewings – By Appointment Only

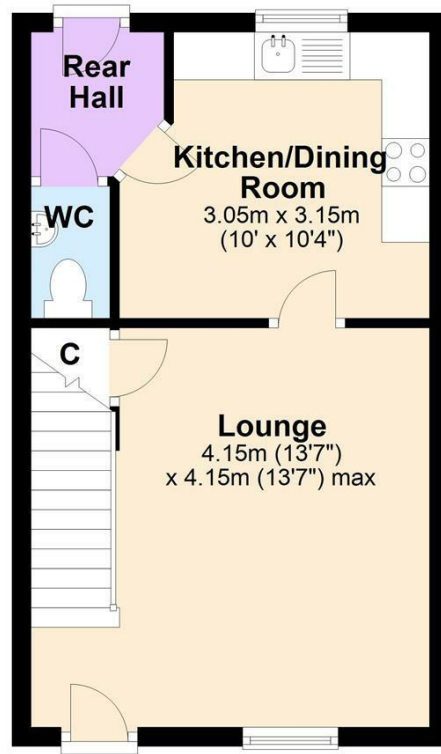
Floor Area – 642.00 sq ft

Tenure – Freehold



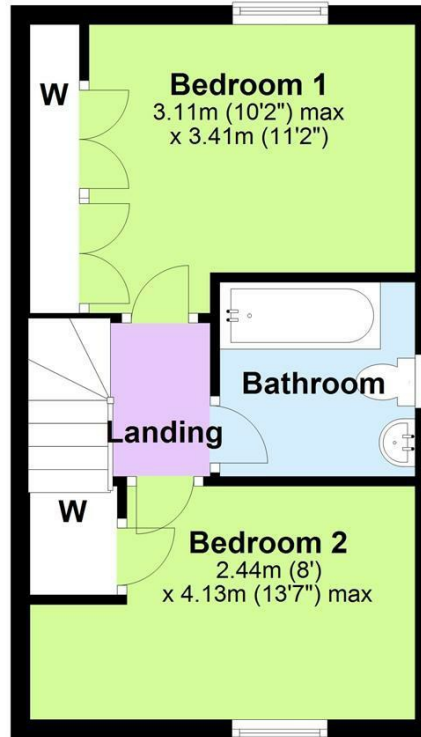
Ground Floor

Approx. 30.3 sq. metres (326.1 sq. feet)



First Floor

Approx. 29.4 sq. metres (316.8 sq. feet)



Total area: approx. 59.7 sq. metres (642.9 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C	71	
(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

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