



## DALESMOOR

REETH, SWALEDALE, DL11 6SG

**£295,000**  
**FREEHOLD**

A Deceptively Spacious High Quality Terraced Cottage enjoying a tucked away location just off Reeth village green and having lovely views to the rear. Established holiday let history. Entrance Porch, Lounge, Dining Room, Kitchen, Bathroom/WC, 2 Double Bedrooms, En-Suite Shower Room/WC, Front and Rear Patios, Separate Utility Room and Shower Room/WC, Store, Oil Fired Central Heating, UPVC Double Glazing. Rateable Value £2,400. EER D57. NO ONWARD CHAIN.

**NORMAN F. BROWN**

Est. 1967

# DALESMOOR

- DECEPTIVELY SPACIOUS • HIGH QUALITY CHARACTER COTTAGE • 2 DOUBLE BEDROOMS • TUCKED AWAY LOCATION • LOVELY VIEWS TO THE REAR • OIL CENTRAL HEATING • UPVC DOUBLE GLAZING • ESTABLISHED HOLIDAY LET HISTORY



## DESCRIPTION

A Deceptively Spacious High Quality Terraced Cottage enjoying a tucked away location just off Reeth village green and having lovely views to the rear. Established holiday let history. Entrance Porch, Lounge, Dining Room, Kitchen, Bathroom/WC, 2 Double Bedrooms, En-Suite Shower Room/WC, Front and Rear Patios, Separate Utility Room and Shower Room/WC, Store, Oil Fired Central Heating, UPVC Double Glazing. Rateable Value £2,400. EER D57. NO ONWARD CHAIN.

## ENTRANCE PORCH

Quarry tiled floor. Upvc double glazed window to side. Upvc double glazed door to front. Glazed door to Hall.

## DINING ROOM

Cast iron stove with stone surrounds, stone hearth and oak mantle, oak boarded floor, feature stone wall, wall lights, ceiling beam, radiator. Upvc double glazed bay window to front. Glazed doors to Porch, Kitchen and Inner Hall.

## KITCHEN

Tiled surrounds, ceramic one and a half bowl sink unit with mixer tap, cream cupboards and drawers with under lighting, oak work tops, built in NEFF electric oven and 4 ring ceramic hob, cooker hood, built in NEFF dishwasher, built in fridge and freezer, radiator, Upvc double glazed window to rear. Upvc double glazed external door to rear. Glazed door to Dining Room.

## INNER HALL

Radiator, stone alcove with shelf, pine board ceiling with spotlight, understairs storage cupboard, stairs to first floor. Doors to Lounge, Dining Room and Bathroom/WC.

## LOUNGE

Cast iron stove with stone surrounds, stone hearth and oak mantle, feature stone wall, wall light, white matt ceiling beams, 2 radiators. Upvc double glazed windows to front and side. Door to Inner Hall.

## BATHROOM/WC

Fully tiled walls, vanity wash hand with white matt drawers,

panelled shower bath with rainfall shower head, separate head and hose and glass screen, wc, ceiling LED spotlights, chrome heated towel ladder, decorative ceramic tiled floor. Upvc double glazed window to rear. Door to Inner Hall.

## LANDING

Pine staircase, radiator. Upvc double glazed window to side. Doors to Bedrooms.

## BEDROOM 1

Radiator, wall lights, loft hatch. Upvc double glazed windows to front and rear. Doors to En-Suite and Landing.

## EN-SUITE SHOWER ROOM/WC

Fully tiled walls, pedestal wash hand basin, large shower cubicle with electric MIRA shower, extractor fan, wc, chrome heated towel ladder, ceramic tiled floor. Door to Bedroom 1.

## BEDROOM 2

Radiator, loft hatch. Upvc double glazed windows to front and side. Door to Inner Landing.

## TO THE FRONT

Stone flagged patio, flower bed.

## TO THE REAR

Secluded stone flagged patio with lovely views across to Fremington Edge.

Stone built store bunker containing the oil fired boiler (installed in 2019).

Opposite Dalesmoor there is a stone building compr

## UTILITY ROOM

Tiled surrounds, stainless steel one and half bowl sink unit, laminate work top, oak cupboards, 2 ring ceramic hob, radiator, ceiling LED spotlights, fuse board cupboard, sky light. Upvc double glazed window to front. Upvc double glazed entrance door. Door to Shower Room/WC.

## SHOWER ROOM/WC

Fully tiled walls, pedestal wash hand basin, large shower cubicle with electric MIRA shower, extractor fan, wc, radiator, ceramic tiled floor. Upvc double glazed window to side. Door to Utility Room.

## SERVICES

Mains electricity, water and drainage.

## STORE

Containing metal oil tank.

## GENERAL INFORMATION

Viewing - By appointment with Norman F. Brown.

Tenure - Freehold. The title register is NYK 286072.

Local Authority - North Yorkshire Council – Tel: 0300 1312131  
[www.northyorks.gov.uk](http://www.northyorks.gov.uk)

Broadband and Mobile Phone Coverage – please check using  
this website  
<https://checker.ofcom.org.uk>

Property Reference – 18617062

Particulars Prepared – May 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

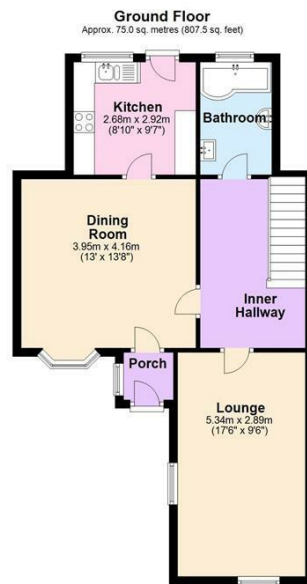
Our qualified mortgage and financial advisor will be pleased to advise you on the wide range of mortgages available from all of the mortgage lenders without charge or obligation.

**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.

# DALESMOOR





Total area: approx. 118.9 sq. metres (1279.3 sq. feet)



| Energy Efficiency Rating                    |                            |           |
|---------------------------------------------|----------------------------|-----------|
|                                             | Current                    | Potential |
| Very energy efficient - lower running costs |                            |           |
| (92 plus) <b>A</b>                          |                            |           |
| (81-91) <b>B</b>                            |                            |           |
| (69-80) <b>C</b>                            |                            |           |
| (55-68) <b>D</b>                            |                            |           |
| (39-54) <b>E</b>                            |                            |           |
| (21-38) <b>F</b>                            |                            |           |
| (1-20) <b>G</b>                             |                            |           |
| Not energy efficient - higher running costs |                            |           |
| <b>England &amp; Wales</b>                  | EU Directive<br>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