



## Barn End, 9 Silver Street, Reeth Offers in the Region of £230,000

Located close to the centre of this very popular upper Dales village, 'Barn End' is an end terraced stone built cottage which provides well planned living spaces with the benefit of a parking space. To the ground floor there is a living room and a dining kitchen, with the first floor having two double bedrooms and a shower room. Externally there is a small forecourt garden and a small parking space to the rear. Being offered to the market CAHIN FREE, an early inspection is strongly recommended.

21 Market Place, Richmond, North Yorkshire, DL10 4QG

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## **Entrance Lobby:**

Accessed through a upvc door, the lobby has a tiled floor and space for hanging coats.

## **Living Room:**

4.37m x 3.33m

A characterful room which features exposed beams and a feature fireplace with stone detailing and hearth. There are two TV points, an electric heater and a upvc double glazed window to the front giving distant views of Harkerside Moor.



## **Dining Kitchen:**

4.17m x 2.56m

With ample space for a table, the kitchen is fitted with a range of base units with complimenting countertops. Integrated into the units are an electric hob and oven with an extractor over. There is plumbing for a washing machine, space for an under counter fridge, a large understairs cupboard, an electric heater and two upvc double glazed windows. A half glazed door gives access to the side of the property.



## **First Floor Landing:**

With an exposed beam.

## **Bedroom:**

3.91m x 3.35m

A double bedroom with an exposed beam, an electric heater, a built in wardrobe, loft access and a upvc double glazed window to the front with views towards Harkerside Moor.



## **Bedroom:**

3.15m x 2.41m

A double bedroom with an electric heater and a upvc double glazed window to the rear with views towards Fremington Edge.





### **Additional Information**

The postcode is DL11 6SP and the Council Tax Band is B.



### **Shower Room:**

Fitted with a WC, a wash hand basin and a corner shower enclosure with a Mira electric shower. There is an electric heater and a upvc double glazed window.



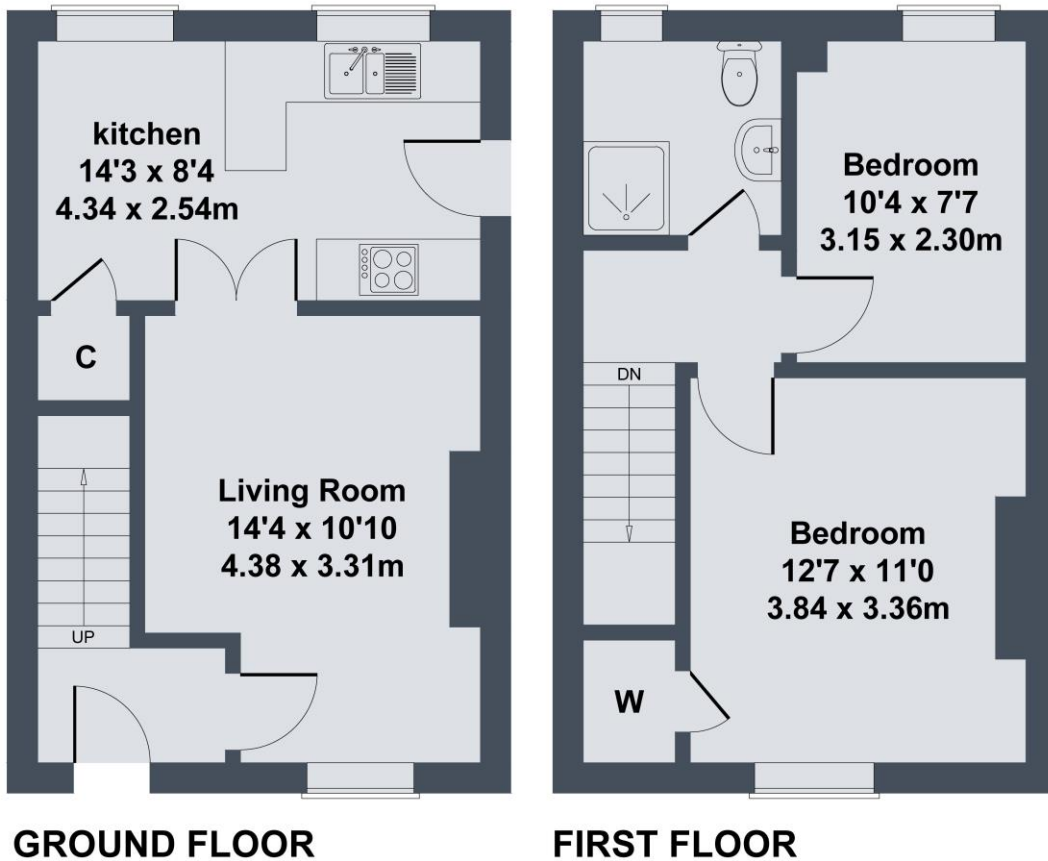
### **External**

To the front of the cottage there is a small forecourt garden.

To the rear there is a gravelled area which provides a seating area or parking for one car.



## Barn End, 9 Silver Street, Reeth, Richmond DL11 6SP



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2024

Viewing Arrangements - by appointment with Irvings Property Ltd

Property Misdescriptions Act 1991 - PLEASE NOTE CAREFULLY

These particulars have been prepared for guidance only. We have not carried out a detailed survey, nor tested the services, appliances or specific fittings. Floor plans are not drawn to scale unless stated, measurements and distances are approximate only. Do not rely on them for carpets and furnishings. Photographs are not necessarily current and you should not assume that contents shown are included in the sale.