



## Gill View, Dalton

### Offers in the Region of £190,000

Privately sitting at the heart of this very popular and highly regarded village, Gill View is a nicely presented character cottage which has been improved by the current owner and provides well laid out living spaces that are complimented with mature gardens to the front and rear. To the ground floor there is a living room with a multi fuel stove and a quality kitchen. The first floor features two bedrooms and a modern bathroom. Externally there are mature gardens which afford the cottage a good level of privacy. An early inspection is strongly recommended.

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



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## **Entrance Porch:**

A great space, accessed though a half glazed door and providing useful storage space, ideal for outdoor wear.

## **Living Room:**

A generous room providing ample space for a relaxed seating area and for dining.



There is a real character feel with exposed ceiling beams and an impressive fireplace which houses the multi fuel stove.



There is a radiator, built in storage cupboards and a double glazed window overlooking the front garden with a window seat.



## **Kitchen:**

Continuing the character feel with exposed beams and a stone flagged floor, the kitchen is fitted with a range of quality units which are complimented with solid oak countertops. Integrated into the units are a Belfast sink, a dishwasher and an under counter fridge. There is space for a cooker with an extractor over, a radiator, a upvc double glazed window overlooking the rear garden, plumbing for a washing machine and a stable style door to the rear of the property.



## **First Floor Landing:**

With a radiator.



### **Bedroom 1:**

A double bedroom with a range of fitted wardrobes, a radiator, an original fireplace and a double glazed window to the front with a window seat.



### **Bedroom 2:**

With a radiator and a double glazed window overlooking the rear garden.



### **Bathroom:**

Fitted with a white suite that comprises a bath with an electric shower over, a WC and a wash hand basin set on a storage unit.



### **External**

The cottage sits well back from the road in an elevated position giving a good level of the privacy.



The front garden is mainly lawned with mature well stocked borders, a small wildlife pond and a patio seating area.



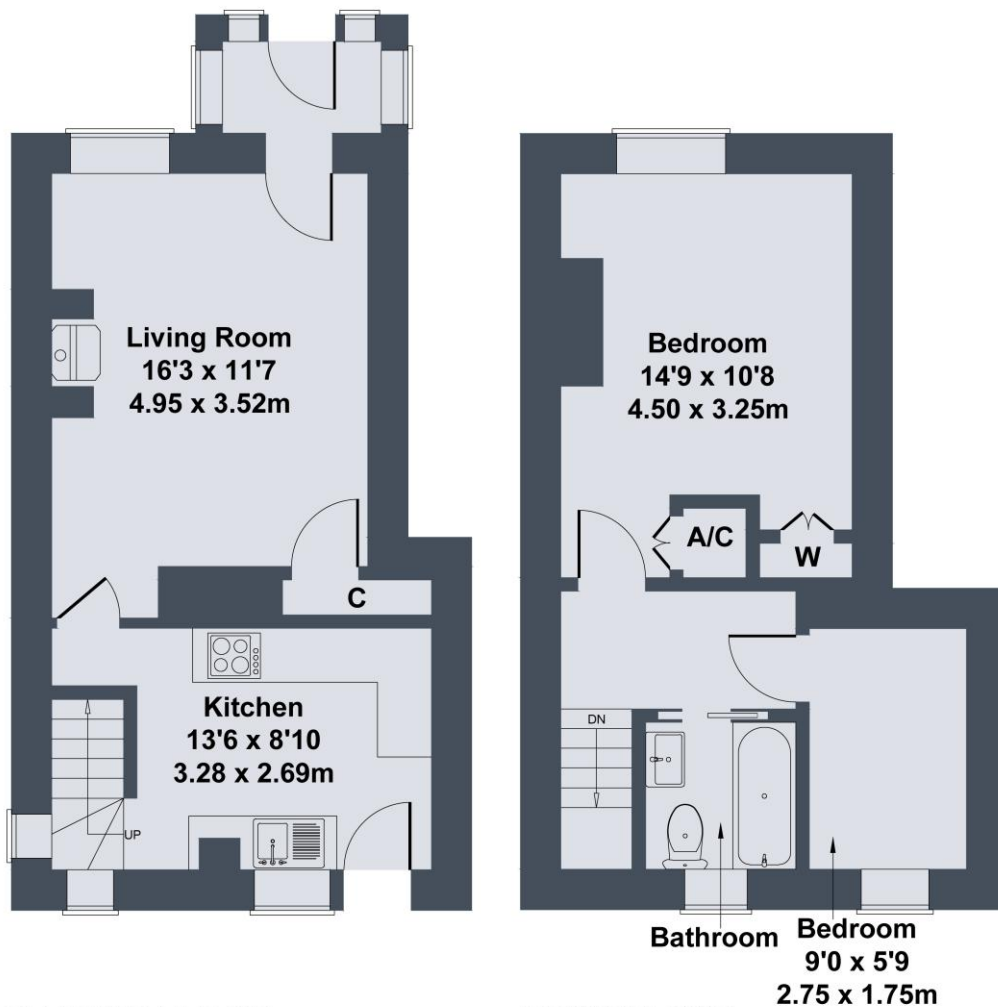
The rear garden has a seating area, a small wild flower garden and a useful stone storage building.



### **Additional Information**

The postcode is DL11 7HU and the Council Tax Band is B. The radiators are heated via the multi fuel stove. The property is leasehold.

## Gill View, Dalton, North Yorkshire, DL11 7HU



### 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.

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