

THE NOOK GUNNERSIDE



A charming mid-terrace cottage property of great character set in the heart of the Dale, finished to a superb standard retaining original features and beamed ceilings, offering generous two bedroom accommodation with large stone-flagged terrace, certainly warranting viewing.

ENTRANCE HALL - LIVING ROOM - DINING ROOM - KITCHEN - 2 BEDROOMS -**BATHROOM/WC – FRONT TERRACE**

OIL CENTRAL HEATING

Price: £275,000

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The Nook, Gunnerside, DL11 6LE

Dining Room Bathroon Bedroom Living Room Kitchen Bedroom **GROUND FLOOR FIRST FLOOR**

> 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



DOUBLE GLAZING

The property extends to.....

ENTRANCE HALL:

With glazed panelled entrance door, window to the side and **cloaks area**.



LIVING ROOM:

(13'11" min. x 12'11") Having window to the front, feature brick arched fireplace with inset castiron stove, alcove cupboards, beamed ceiling, staircase to the first floor and opening through to....



DINING ROOM:

(14' x 7'4'') Providing a formal dining room with windows to the side and rear, recessed display cupboard, beamed ceiling and steps down to....



KITCHEN:

(10'8'' x 8'9'') Well-fitted with range of quality cottage style units in light finish with hardwood worksurfaces, sink unit, built-in extractor, plumbing points, power points, beamed and boarded ceiling and tiled floor.



LANDING: An open landing area.

BEDROOM 1:

(13' max. x 13'8'') A good-size bedroom with window to the front, airing cupboard and built-in wardrobe.



BEDROOM 2: (9'4'' x 10'5'') An additional double bedroom again with window to the front.



BATHROOM/WC: (10'4'' x 10'1'') Having panelled bath, wash-hand basin, shower cubicle, tiled surrounds and WC.

FRONT TERRACE:

A substantial stone-flagged, south-facing terrace to the front, well sheltered with neat stone walls and external lamps.



Finer Information

- Tenure: Freehold
- **Services**: The property is connected to mains electricity, water and drainage.
- **Broadband & Mobile:** Broadband connected at the property currently via Reeth Rural Radio Network with mobile coverage via EE. Please check the Ofcom website for other suppliers available.
- Council Tax Band: C
- EPC Rating: D
- Heating: Oil fired central heating
- **Parking**: On-road parking nearby

