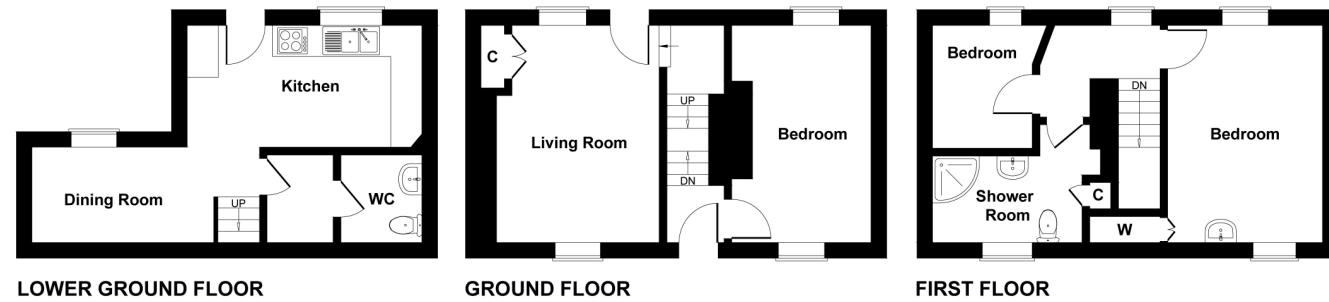


**2 Kilburn Cottages, Low Row, DL11 6PF**



**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**



Enjoying an elevated setting with stunning views over the Dale, an attractive south-facing cottage property of great character, offering generous three-bedroom accommodation on three floors with terrace garden and two parking spaces, well located within the Yorkshire Dales National Park.

**ENTRANCE HALL – LIVING ROOM – KITCHEN – WC/CLOAKS – 3 BEDROOMS – SHOWER ROOM/WC – TERRACE GARDEN – 2 PARKING SPACES**

**LPG CENTRAL HEATING**

**FREEHOLD**

**Offers Over £280,000**



# 2 Kilburn Cottages, Low Row, DL11 6PF

The accommodation briefly comprises.....

## ENTRANCE HALL:

With panelled entrance door, parquet flooring and staircases to the first and lower ground floor.

## LIVING ROOM:

(9'6" x 13'8") A comfortable living room part panelled and having superb full picture window overlooking the Dale, cast-iron stove in fireplace recess and striped wood flooring.



## BEDROOM 1:

(13'9" x 8'10" max.) A ground-floor bedroom overlooking the Dale with "Amtico" flooring.



## LOWER GROUND FLOOR:

### KITCHEN:

(6'2" min x 14'9") Overlooking the Dale, fitted with range of pine units with double belfast sink, worksurfaces, breakfast bar, power points, opening to....



### DINING AREA:

(5'4" x 9'3" min.) With glazed door to the rear.



### WC/CLOAKS:

Part panelled, having WC and wash-hand basin.

## FIRST FLOOR:

### BEDROOM 2:

(10' x 13'7") A good-size main bedroom enjoying fine views over the Dale with windows to the front and rear, wash-hand basin, overstairs cupboard and "Amtico" flooring.



### BEDROOM 3:

(5'8" av. x 7'9") A single bedroom to the front of the property with "Amtico" flooring.

### SHOWER ROOM/WC:

(7'6" max. x 8'7") Having shower cubicle, wash-hand basin, bidet, WC, linen cupboard and "Amtico" flooring.

### Finer Information

- **Tenure:** Freehold
- **Services:** The property is connected to mains electricity and water. Drainage to shared septic tank.
- **Broadband & Mobile:** Broadband currently supplied at the property via Reeth Rural Radio Network with mobile coverage via O2. Please check the Ofcom website for other suppliers available.
- **Council Tax Band:** D
- **EPC Rating:** F
- **Heating:** LPG central heating, wood-burner stove and electric storage heaters.
- **Note:** New combi Worcester boiler installed November 2023 with 10 year guarantee.



### EXTERNAL:

Flagged raised terrace garden to the rear, south-facing with neat stone walling surrounds, fuel bunker and steps up to **2 parking spaces**.

