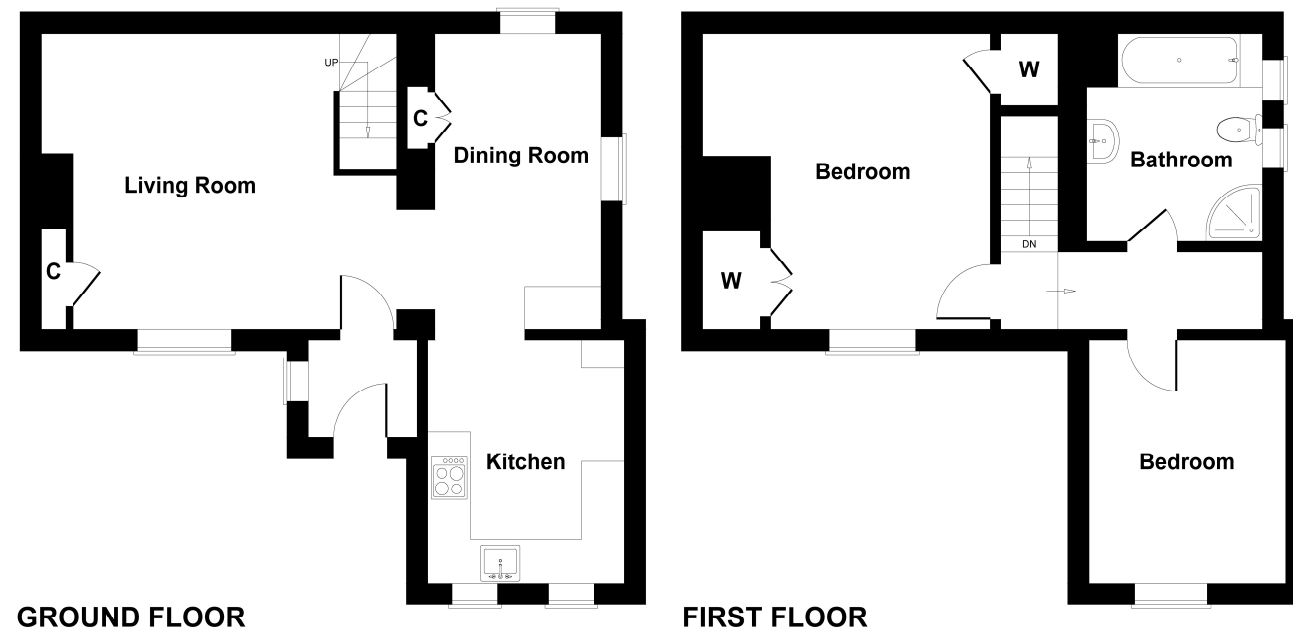


THE NOOK GUNNERSIDE

The Nook, Gunnerside, DL11 6LE



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



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

DOUBLE GLAZING

OFFERS OVER £250,000

The Nook, Gunnerside, Swaledale, DL11 6LE

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 cast-iron 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

