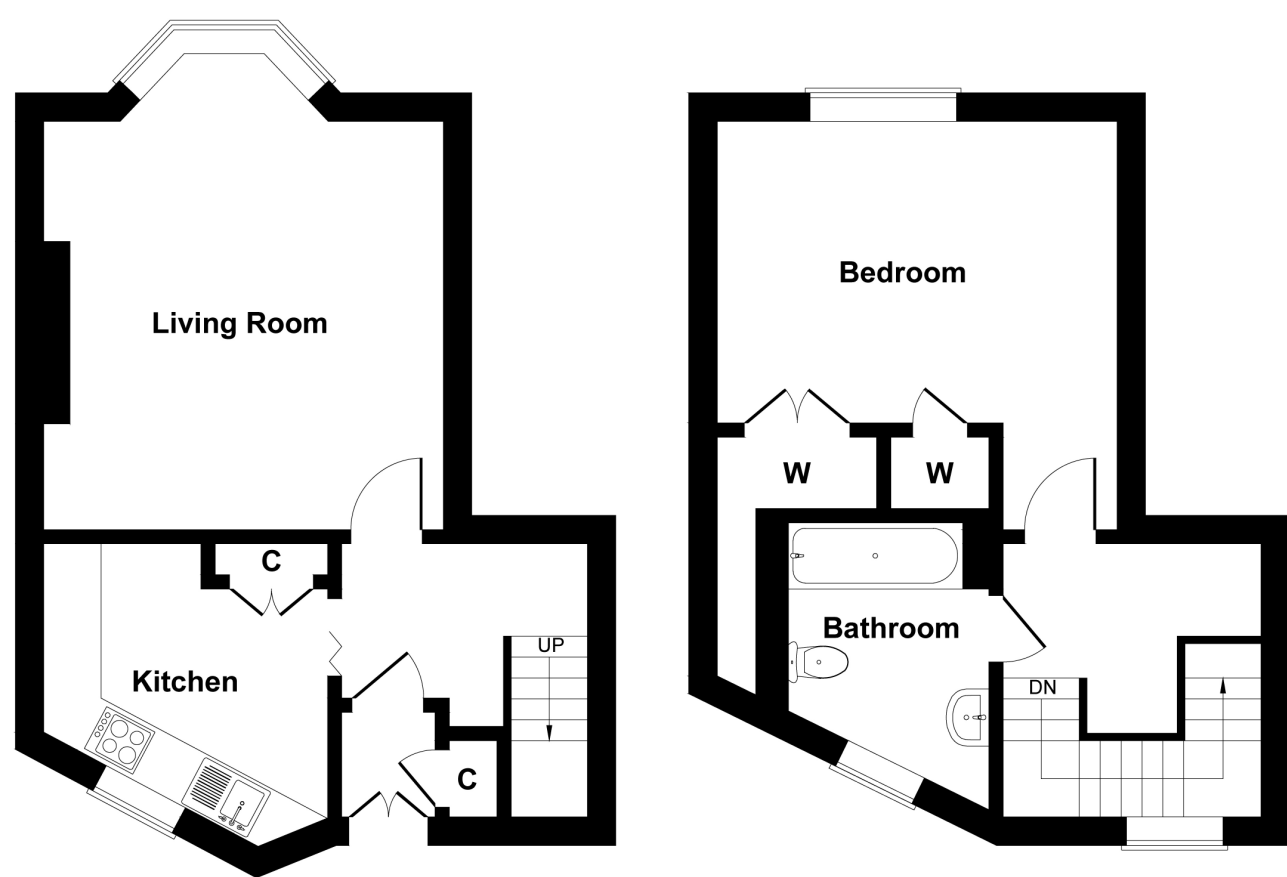


1a Silver Street, Reeth



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. 2025

**1A SILVER STREET
REETH**



A fine period cottage property of great character set in the heart of the village close to the Green retaining a wealth of original features and offering generous single bedroom accommodation with large living room, ideal as a main or second home, sensibly priced and warranting viewing.

HALL – LIVING ROOM – KITCHEN – 1 BEDROOM – BATHROOM/WC

ELECTRIC HEATING

DOUBLE GLAZING

Price: £170,000

1a Silver Street, Reeth, DL11 6SP

The property comprises.....

ENTRANCE HALL:

With double entrance doors, understairs cupboard and cloaks area.

HALL:

An open reception hall, part panelled, with fine ornate carved staircase to the first floor.



LIVING ROOM:

(14'1" x 12'8") Enjoying good natural light with large bay window to the front, marble surround, cast-iron fireplace, recessed shelved alcoves, ornate cornices and parquet flooring.



KITCHEN:

(8'9" max. x 6'5" av.) Fitted with range of units in light finish with sink unit, tiled and panelled surrounds, built-in cupboards and tiled floor.



LANDING:

An open landing area with superb feature full height arched window.



BEDROOM:

(10'5" x 12'6") Enjoying views towards the green with window seat, a good-size double bedroom having range of built-in wardrobes and alcove vanity unit.



BATHROOM/WC:

(6'10" x 7'3" av.) Having panelled bath with shower above, wash-hand basin, WC, tiled surrounds and heated towel rail.



EXTERNAL:

Small rear yard area.



Finer Information

- **Tenure:** Freehold
- **Services:** Mains electricity, water and drainage.
- **Broadband & Mobile:** Please check the Ofcom website for Broadband suppliers and mobile coverage available.
- **Council Tax Band:** B
- **EPC Rating:** F
- **Heating:** Electric heating and open fire.
- **Note:** The property is situated in a Conservation Area.
- **Note:** Rights of way and shared access (pedestrian and cyclists) to side and rear of the property.
- **Note:** Preventative timber treatment and damp-proofing works undertaken.