



3 Dales View, Hudswell, DL11 6BU  
Offers over £210,000



## 3 Dales View, Hudswell, DL11 6BU

Nestled in the charming village of Hudswell, Richmond, this delightful 2-bedroom mid-terraced house offers a unique opportunity to embrace countryside living at its finest. The property, set within a picturesque courtyard, boasts traditional stone-built architecture that exudes character and warmth. INVESTORS please note: Highly desirable rental home to add to a portfolio.

As you step inside, you are greeted by a cosy interior that immediately feels like home. The house features 2 bedrooms, providing ample space for a small family, a couple, or even a single occupant seeking a spare room for guests or a home office.

One of the highlights of this property is the garden to the rear, offering a tranquil retreat where you can unwind and enjoy the fresh country air. Additionally, the communal open grassed area with a beck adds to the charm of the surroundings, providing a peaceful spot to relax and appreciate the beauty of nature as you look out

### KITCHEN 2.98m x 3.26m (9'9" x 10'8")

Front door leading into Kitchen.

One and half sink unit fed by swan neck mixer tap, fitted with an attractive range of light Oak base, drawer and wall units with contrasting worktop surfaces. Neff induction four ring hob, below oven and above extractor fan. Under counter lighting, integrated Neff microwave, plumbing for automatic washer and dishwasher, tiling to splash areas, central heating radiator, down lighting hard wood framed double glazed window to front and Oak doors to cloaks/w.c and living room.

### CLOAKS/W.C

Low level w.c, pedestal hand basin with mixer, tiling to splash areas, tiled floor, central heating radiator and extractor fan.

### LIVING ROOM/DINING ROOM 4.21m max x 4.75m (13'9" max x 15'7")

Hard wood framed double glazed French doors leading onto the rear garden. The main focal point to this room is the contemporary Stove situated to the corner of the room with hearth. Two central heating radiators. TV point, electric fire point, wall lights, stairs to first floor and Oak door to storage cupboard (housing the pressurised cylinder tank).

### FIRST FLOOR LANDING

Central heating radiators. Oak doors to bedrooms, bathroom and over stairs storage cupboard (having fitted shelves and light).

### BEDROOM 1 4.23m x 3.05m (13'10" x 10'0")

Hard wood framed double glazed window to front, central heating radiator and ceiling fan with light.

### BEDROOM 2 4.22m x 2.39m (13'10" x 7'10")

Hard wood framed double glazed window to rear enjoying views of distant countryside. Central heating radiator and loft hatch with pull down ladders (loft void having power and light).

### FAMILY BATHROOM/W.C

Three piece white suite comprising; jacuzzi whirlpool bath with mixer taps, wall mounted shower bar, pedestal hand basin, low level w.c, contemporary heated chrome towel rail, tiling to walls and floor, shaver point, extractor fan and down lighting.

### EXTERNALLY

To the front is a block paved drive for parking.

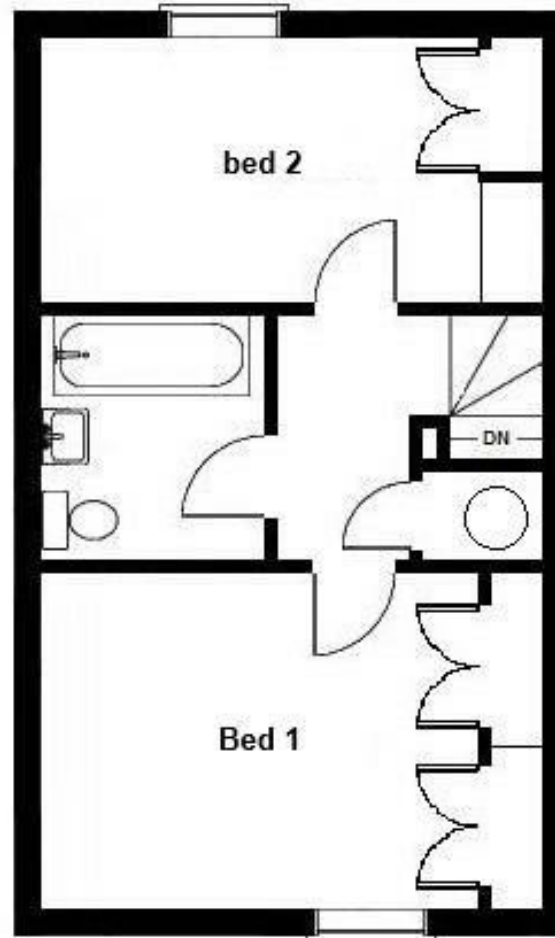
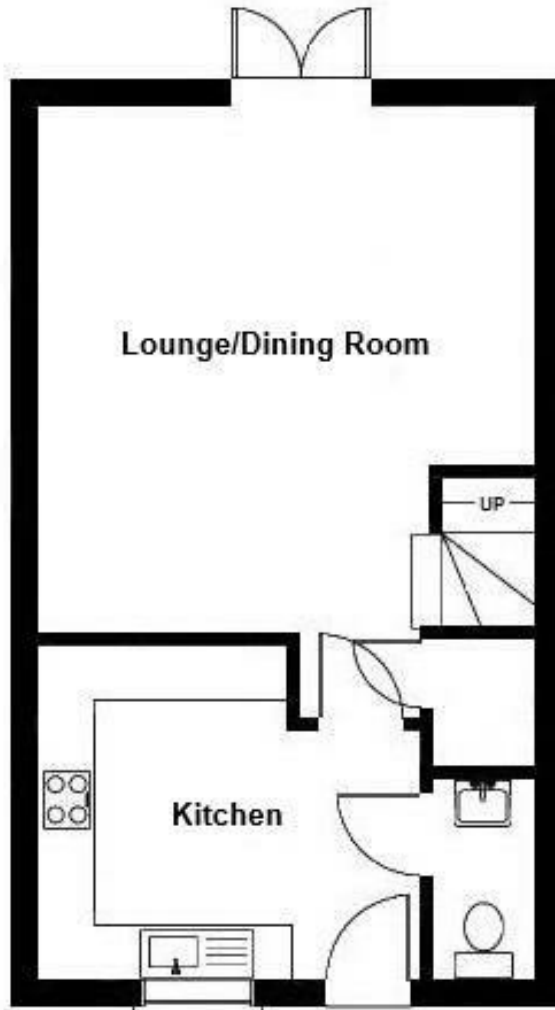
The rear garden offers a paved seating area, lawn area, timber shed, oil tank and gate leading to the service lane which leads to an open aspect communal grassed area (approx 1/3 acre) with Beck running through.

### NOTES

- (1) The property is FREEHOLD
- (2) There is an annual communal payment of £175 for the grassed area plus £50 for courtyard. (This has been negotiable in previous years). This is managed by the residents of the Dales View - Dales view Management Company Ltd.
- (3) There are 2 visitor parking bays.
- (4) Council Tax Band: B
- (5) The property has a covenant restricting it from being used as a holiday let.



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**SKETCH PLAN NOT TO SCALE - FOR IDENTIFICATION ONLY**

The placement and size of all walls, doors, windows, staircases and fixtures are only approximate and cannot be relied on as anything other than an illustration for guidance purposes only. No representation has been made by the seller, the agent or the draftsman.

**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>96</b>
(81-91) <b>B</b>	<b>81</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

**England & Wales** EU Directive 2002/91/EC 

**Environmental Impact (CO<sub>2</sub>) Rating**

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		

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