



15 Hill Close, Reeth, Richmond, DL11 6RX  
£314,950



## 15 Hill Close, Reeth, Richmond, DL11 6RX

A Very Desirable & Quietly Situated 3 DOUBLE BEDROOM House with adjoining GARAGE/WORKSHOP etc (8.29m max x (3.72m max) 3.05m/27'2" x (12'2") 10'0") – For Sale with NO ONWARD CHAIN. Deep SITTING ROOM, KITCHEN/DINING ROOM & GARDEN ROOM, HALL & CLOAKS/WC; 3 DOUBLE BEDROOMS – (6.42m/21'0" Bedroom 2 is a multi-purpose room - a superb truss-vaulted STUDIO etc) & BATH/SHOWER ROOM. PRIVATE Small Patio Garden. UPVC Double-Glazed & Electric Heating ... & Parking in this famous Dales market village.

Reeth is the heart of Swaledale - a 'market village' in the Yorkshire Dales National Park, gathered around large Greens & surrounded by stunning scenery. There are 3 Pubs, a Restaurant & Tea Rooms, a Primary School, Village Shops & 2 Bakers, a Church, Village Hall, Medical Centre, a Hairdressers, Post Office, AND a weekly Market. STUNNING Scenery, great walks & cycling, fly fishing & a great community...

### HALL

#### CLOAKS/WC 1.54m x 0.96m (5'0" x 3'1")

Washbasin & WC. Double-glazed window to front.

#### SITTING ROOM 4.95m x 3.93m (16'2" x 12'10")

A deep, cosy & dual aspect room with a multi-fuel cassette stove & staircase to first floor. Double-glazed windows to front & side.

#### KITCHEN/DINING ROOM 4.95m x 2.65m (16'2" x 8'8")

Fitted with a good range of under-lit wall & floor units with worktops & inset sink; integrated electric oven & gas hob, & plumbing for washing machine. Double-glazed window to rear & door to:

#### GARDEN ROOM 2.66m x 2.56m (8'8" x 8'4")

Exposed stone features & UPVC double glazed windows & door to outside.

### FIRST FLOOR LANDING

Hatch access to LOFT SPACE.

#### BEDROOM 1. 4.95m into robes x 2.90m (16'2" into robes x 9'6")

Plus built-in wardrobe & airing cupboard with hot-water cylinder, & including wall-to-wall wardrobes. 2 Double-glazed windows to front.

#### BEDROOM 2. 6.42m x (3.67m max) 3.00m (21'0" x (12'0" max) 9'10")

A MULTI-PURPOSE ROOM with vaulted truss-beam ceiling & built-in wardrobes. Double-glazed windows to front & side.

#### BEDROOM 3. 2.80m x 2.69m (9'2" x 8'9")

Double-glazed window to rear.

#### BATH/SHOWER ROOM 2.04m x 1.80m (6'8" x 5'10")

Panelled bath with Mira shower over, washbasin & WC. Double-glazed window to rear.

### OUTSIDE FRONT

Boundary wall-bed & Tarmac twin private parking.

Double doors to:

#### Adjoining GARAGE/WORKSHOP etc 8.29m max x (3.72m max) 3.05m (27'2" max x (12'2" max) 10'0")

Strip-lighting, power & twin doors to Rear Patio Garden.

### Small PATIO GARDEN

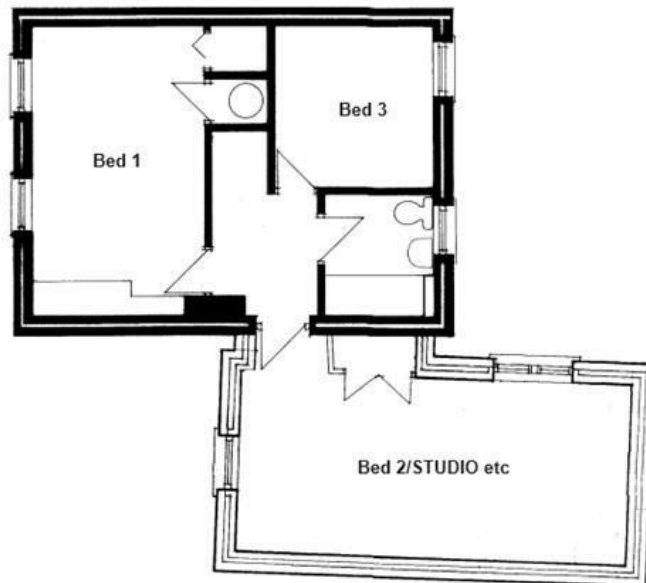
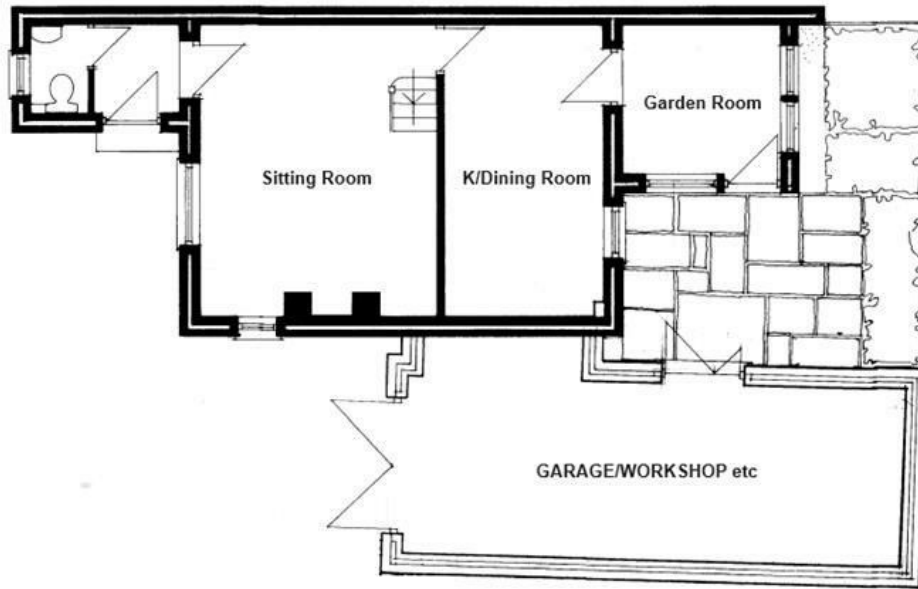
PRIVATE, stone-flagged with cold-water tap & outside light point.

### NOTES

- (1) Freehold
- (2) Electric heating & UPVC Double Glazing.
- (3) Council Tax Band: C
- (4) EPC: 59-D



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### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>72</b>
(55-68) <b>D</b>	<b>59</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		

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

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

	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(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>		
<i>Not environmentally friendly - higher CO2 emissions</i>		

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