



Kings Studio Reeth, Richmond, North Yorkshire, DL11 6SX  
£205,000





## Kings Studio Reeth, Richmond, North Yorkshire, DL11 6SX

A Rare COTTAGE BUNGALOW in a very Central Location, tucked away just off the cobbled Marketplace, ideal single-storey accommodation & as a HOLIDAY COTTAGE. Lovely Open-plan 6.04m x 4.93m max/19'9" x 16'2" max Main LIVING SPACE, 2 good BEDROOMS & SHOWER ROOM. For Sale with NO ONWARD CHAIN - VIEWING RECOMMENDED.

Reeth is the heart of Swaledale - a market 'town' in the Yorkshire Dales National Park gathered around large Greens. There are 3 public houses, a restaurant & tea rooms, a primary school, village shops, bakers, a church, a village hall & medical centre, post office AND a weekly market. STUNNING Scenery, great walks & cycling & a great community.

**Main LIVING SPACE 6.04m x 4.93m max (19'9" x 16'2" max)**

A lovely open-plan living space comprising:

### SITTING/DINING ROOM

Fire surround with recessed electric stove, feature stone wall & down-lighting. Recessed double-glazed window-seat to front, entrance door & open to:

### KITCHEN AREA

Fitted with a good range of wall & floor units with worktops & inset Sink with Zip Aquapoint under-sink water heater, integrated Samsung induction hob with extractor over, electric oven/grill under, integrated fridge, dishwasher & plumbing for washing machine. 2 ceiling-lights, down-lighting & door to:

**PANTRY-STORE 1.76m x (1.24m max) 0.69m (5'9" x (4'0" max) 2'3")**

Light point.

### INNER HALL

**BEDROOM 1. 3.36m min x 2.92m (11'0" min x 9'6")**

Plus nook recess. Double-glazed window to front.

**BEDROOM 2. 3.83m x 1.91m min (12'6" x 6'3" min)**

Double-glazed window to rear.

**SHOWER ROOM 1.95m x 1.77m (6'4" x 5'9")**

Shower cubicle, washbasin & WC. Splash tiling & ceiling-light.

### OUTSIDE

Cobbled throughfare.

### NOTES

- (1) Freehold
- (2) Council Tax Band: Previously 'Band A' but is NA as currently a commercial holiday-let
- (3) EPC: TBA
- (4) Electric Heating: Thermostatic Slimline Digital Heaters
- (5) Mains Electricity, Water & Drainage
- (6) Kings Studio was 'Holiday-let' through Sykes Cottages [www.sykescottages.co.uk](http://www.sykescottages.co.uk)



**£205,000**



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

### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>82</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>41</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>		

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



