

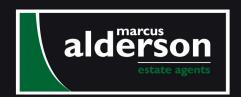
Kings Studio Reeth, Richmond, North Yorkshire, DL11 6SX £205,000



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

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

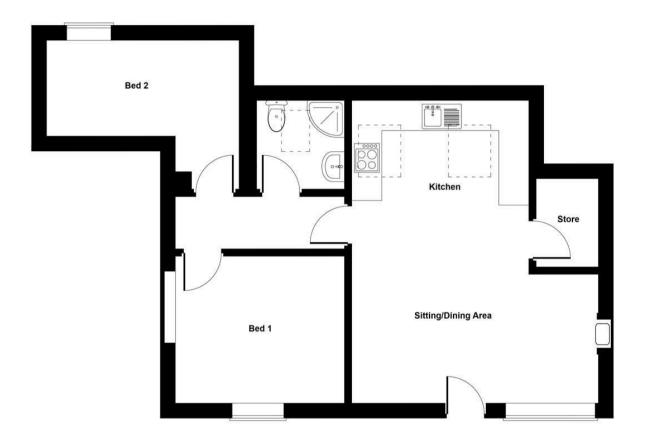
Cobbled throughfare.

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







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

Potential Very energy efficient - lower running costs 82 (81-91) (69-80)(55-68) 41 巨 (39-54)(21-38) G (1-20) Not energy efficient - higher running costs EU Directive **England & Wales** 2002/91/EC Environmental Impact (CO₂) Rating Potential Very environmentally friendly - lower CO2 emissions (92 plus) 🔼 (81-91) (69-80)D (55-68)E (39-54) F (21-38) (1-20) Not environmentally friendly - higher CO2 emissions EU Directive **England & Wales** 2002/91/EC

Energy Efficiency Rating







