



Kings Studio Reeth, Richmond, North Yorkshire, DL11 6SX
£199,950

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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



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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
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D		
(39-54) E	41	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive
2002/91/EC



Environmental Impact (CO₂) Rating

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

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