



Belfor, 3 Hardrow Road, Hawes, DL8 3QA
Offers in the region of £270,000

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NICELY SITUATED CENTRAL TOWN HOME with Off-Street PARKING: Large 5.95m x 3.71m/19'6" x 12'2" Sitting/Dining Room & Kitchen, 2 Large Double Bedrooms & Bath/Shower Room & separate WC. UPVC Double-Glazing & Oil Central Heating. Front & Rear Gardens & PARKING. Walking distance of the Marketplace, yet Quietly situated in a tranquil setting overlooking Gayle Beck at the rear. Views towards Great Shunner Fell & Buttertubs Pass from the back of the house.

IDEAL HOME, HOLIDAY HOME or PIED-A-TERRE – For Sale with NO ONWARD CHAIN.

Described as a 'magical little market town' (England's highest at 850 feet above sea level), Hawes is an all-year-round visitor destination - the tourist hotspot of the Yorkshire Dales National Park, with Cumbria & the Lake District to the west. Home to the world-famous Wensleydale Cheese & set amidst some of the finest scenery to be had anywhere. There are beautiful walks in all directions. Leyburn 16 miles, Sedburgh 15 miles - M6 about 20 miles.

HALL

Staircase to first floor with useful under-stairs storage cupboard.

SITTING/DINING ROOM 5.95m x 3.71m (19'6" x 12'2")

Fireplace with side cupboards & wide UPVC double-glazed window to front.

KITCHEN (VIEWS) 3.15m x 2.34m (10'4" x 7'8")

Fitted kitchen with a range of Oak wall & floor units with worktop & inset sink; integrated electric oven/grill & ceramic hob with extractor over, plumbing for dishwasher & washing machine & fridge. UPVC double-glazed window to rear.

FIRST FLOOR LANDING

Built-in airing cupboard with hot-water cylinder.

Double BEDROOM 1. 3.73m x 3.21m (12'2" x 10'6")

Fitted wardrobe & UPVC double-glazed window to front.

Double BEDROOM 2. 3.73m x 2.65m (12'2" x 8'8")

UPVC double-glazed window to front.

BATH/SHOWER ROOM 1.78m x 1.53m (5'10" x 5'0")

Panelled bath with Mira shower over & washbasin.

UPVC double-glazed window to rear.

Separate WC

WC & UPVC double-glazed window to rear.

OUTSIDE

FRONT GARDEN

Stone-flagged with flower/shrub borders & bed. Shared passage access to:

REAR GARDEN (VIEWS)

Stone-flagged with flower/shrub borders & raised balcony/walkway. External oil boiler. Lovely views overlooking Gayle Beck towards Great Shunner Fell & Buttertubs Pass. from the back of the house.

PARKING

Allocated off-street parking for 1-car.

NOTES

Council Tax Band:

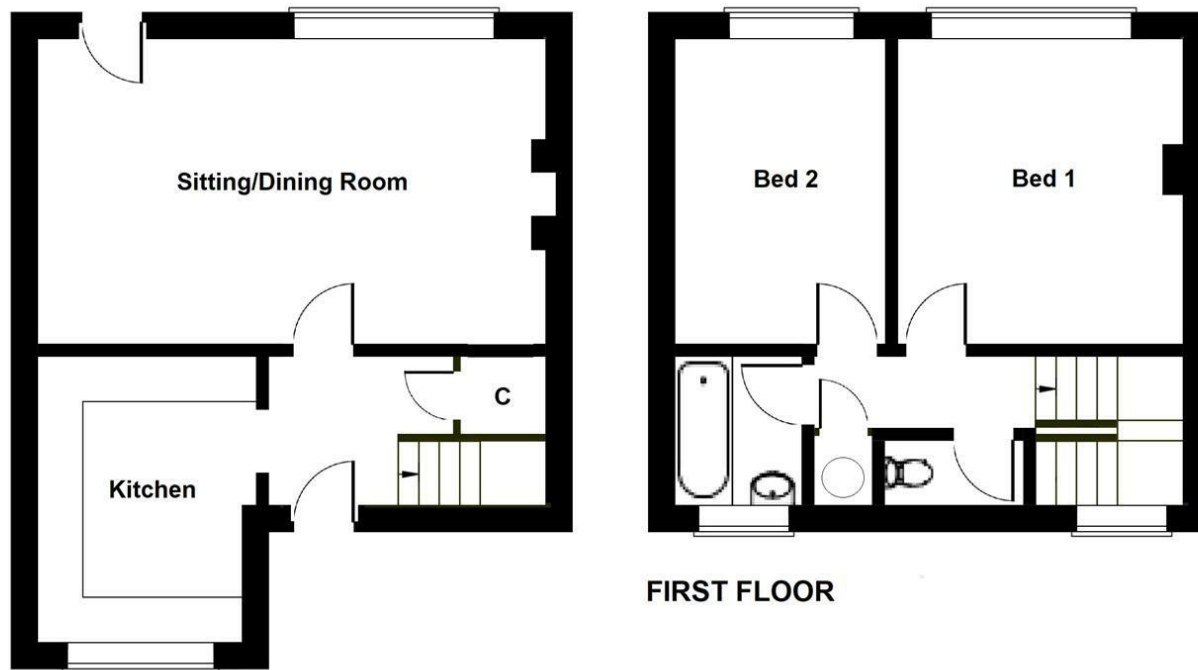
EPC: E-40

Heating: Oil

RIGHTS of WAY: Right of access shared with neighbouring properties across the edge of the front & rear gardens.



OFFERS IN THE REGION OF £270,000



FIRST FLOOR

NOT TO SCALE

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	40	
(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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