



Mount View Market Place, Hawes, DL8 3RD  
Offers over £235,000





## Mount View Market Place, Hawes, DL8 3RD

EXQUISITE REFURBISHED COTTAGE (& Part Former SHOP\*\*): PIN-POINT CENTRAL & Beautifully Presented throughout over 3 floors: Large 6.27m x 3.62m max/20'6" x 11'10" Kitchen/Dining & Day Room, Sitting Room with open fire (Former SHOP), 3 good Bedrooms (one a former Sitting Room) plus stunning 3.12m/10'2" Bath & Shower Room. Solid Oak latch-doors, UPVC Double-Glazing & Oil Central Heating. 3.66m/12'0" BEDROOM 3 could be used as an OFFICE.

IDEAL HOME, HOME & SHOP (Subject to PP), HOLIDAY HOME or PIED-A-TERRER – 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.

\*\* Lilly's: A preloved & re-loved Vintage Shop.

### SITTING ROOM 3.98m x 3.37m (13'0" x 11'0")

A lovely cosy room (FORMER SHOP) with cast iron open fireplace, Karndean flooring & 2.61m/8'6" ceiling height. Recessed UPVC double-glazed windows to front & side, Composite door to front, & double doors to:

### KITCHEN/DINING & DAY ROOM 6.27m x 3.62m max (20'6" x 11'10" max)

Fitted with an attractive range of wall & floor units with worktops & inset sink; integrated Cooke & Lewis electric oven/grill & induction hob, plumbing for washing machine, space for large fridge/freezer & 'Dolly Maid'. Staircase to first floor with useful under-stairs store cupboard. Karndean flooring, down-lighting & recessed Composite stable door to rear.

### FIRST FLOOR LANDING

#### Double BEDROOM 1. 4.08m x 3.35m (13'4" x 10'11")

Including fitted wardrobes. 2.77m/9'1" ceiling height & recessed UPVC double-glazed windows to front & side.

#### Double BEDROOM 2. 4.04m x 2.67m (13'3" x 8'9")

(The former Sitting Room when a shop) Recessed UPVC double-glazed window to side & door to stairs to Upper Floor.

#### BATH/SHOWER ROOM 3.12m x 1.94m (10'2" x 6'4")

Beautiful: Slipper bath, separate shower cubicle with twin showerheads, inset twin sinks with cupboards

under & inset WC. Down-lighting & recessed UPVC double-glazed window to rear.

### UPPER FLOOR

#### BEDROOM 3/OFFICE 3.66m x (3.98m max) 2.97m (12'0" x (13'0" max) 9'8")

Built-in eaves storage with hot-water cylinder & Worcester oil boiler. UPVC double-glazed dormer window to side.

### OUTSIDE

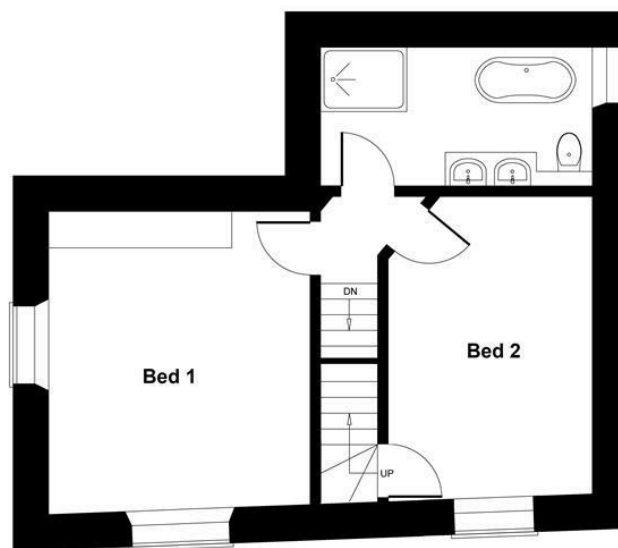
At the front & side there is space for potted plants & bench seating. To the rear there is access over the yard to a SHED housing the oil tank, with space for logs & coal. There are 'drying rights' in the yard.

### NOTES

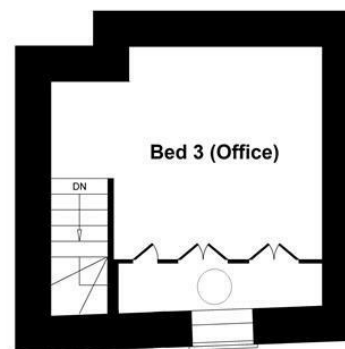
- (1) Freehold
- (2) Council Tax Band: B
- (3) EPC: E-49
- (4) Heating: Oil Central Heating
- (5) UPVC Double-glazed



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FIRST FLOOR



UPPER FLOOR

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		100
(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>	49	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

England & Wales

EU Directive  
2002/91/EC



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

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(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>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		

England & Wales

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