



Stoney Crest Back Lane, Reeth, Yorkshire, DL11 6TJ
Offers over £360,000



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Beautifully positioned within REETH we are delighted to offer for sale this DETACHED TWO BEDROOMED BUNGALOW with an adjoining ANNEX - the property offers amazing views of the Swaledale Valley and Fremmington Edge and is offered to the market with NO ONWARD CHAIN. The main property offers en-suite facilities to both bedrooms and the annex could be used for additional family or holiday let.

ENTRANCE VESTIBULE

Hard wood framed front door leading into the entrance vestibule, having quarry tiled floor and UPVC window to side enjoying views of the village and Valley beyond. Walk through to the entrance reception.

ENTRANCE RECEPTION

Engineered Oak wood flooring, Oak doors too; lounge, kitchen/diner and main bedroom. Down lighting and Oak door to built in cupboard.

LOUNGE 3.45m x 4.78m (11'3" x 15'8")

Picture window to front with outstanding views of the Reeth Valley and Countryside beyond. UPVC window to side. TV and Sky points, engineered Oak wood flooring, central heating radiator and down lighting. Oak French doors leading into the kitchen/dining room.

KITCHEN/ DINING ROOM 2.98m x 2.88m

DINING AREA: Central heating radiator, TV and Sky points, engineered Oak wood flooring, down lighting, loft hatch (with light) and walk through to kitchen. Picture windows enjoying views of Reeth Valley. 3.82m x 2.88m (12'6" x 9'5")

Oak door leading to bedroom 2.

KITCHEN: 2.98m x 2.88m (9'9" x 9'5")

Sunken copper sink unit with feature copper mixer tap, having composite marble effect worktop, inserted drainer and up stands. Fitted with a beautiful range of base, drawer, wall, corner unit and pan drawers with under unit lighting. SMEG induction white electric hob with contemporary extractor fan. Built in SMEG oven and Russell Hobb Microwave. Picture windows enjoying views of the Reeth valley. Oak door to a store room (could be used as a pantry, UPVC window to side, power and light - potential to insert a staircase down to the garage with planning).

BEDROOM 2. 3.05m x 3.04m (10'0" x 9'11")

UPVC windows to rear enjoying views of Fremmington Edge, engineered Oak wood flooring, central heating radiator, down lighting, built in cupboard with shelving and Oak door to en-suite/wet room.

EN-SUITE / WET ROOM

Feature grey tiled flooring, corner hand basin with below vanity cupboard, tiling to splash areas, heated chrome towel rail, low level w.c, wall mounted shower bar with shower head above. Down lighting, under floor heating and UPVC window to rear.

MAIN BEDROOM 1. 3.48m x 3.42m (11'5" x 11'2")

UPVC window to rear enjoying views of Fremmington Edge, central heating radiator, engineered Oak flooring, TV and Sky points and down lighting. Walk through to dressing area.

DRESSING AREA 2.05m x 1.26m (6'8" x 4'1")

Ideal space for wardrobes, engineered Oak wood flooring, power points and ceiling lights. UPVC window to rear and Oak door to en-suite.

EN-SUITE

Walk in shower area with glass screen, heron bone feature tiling with recessed area, black shower bar and twin shower heads. High gloss white vanity unit with contemporary black hand basin with mixer taps and heron bone splash tiling, wall mounted mirror with touch lighting. Closed cupboard w.c, feature Grey tiled flooring, down lighting, wall mounted ladder towel rail and UPVC window to rear.

EXTERNALLY

Tarmac driveway leads to a parking area for 2 cars.

Outside the dining area is a raised terraced area ideal for table and chairs and plant pots to sit and enjoy the scenery. Power points. Front garden with flagged paths, flower and shrub borders, steps to the annex and walkway to the rear garden. Paved and hard standing areas to the rear with outstanding views of Fremmington Edge. Outside central heating boiler, steps lead to a terraced seating area with astroturf, Oil tank.

GARAGE / UTILITY 6.01m x 2.93m (19'8" x 9'7")

Open access with power, light and water, plumbing for automatic washer.

ANNEX

OPEN PLAN LOUNGE/ KITCHEN 3.93m x 2.88m (12'10" x 9'5")

UPVC windows to front and sides bringing in an abundance of natural light, modern style Rointe electric radiator, stairs to bedroom, to the stairs recess is a sink with base units, tiling to splash areas, HYDO hot water boiler and down lighting.

INNER LOBBY

Worktop and below fridge/freezer, tiling to splash areas and shelf for microwave/toaster etc. Door to Shower room/w.c

SHOWER / W.C

Walk in shower with shower boarding, low level w.c, hand basin with vanity cupboard, under floor heating, wall mounted TRTON hot water boiler and UPVC window to rear.

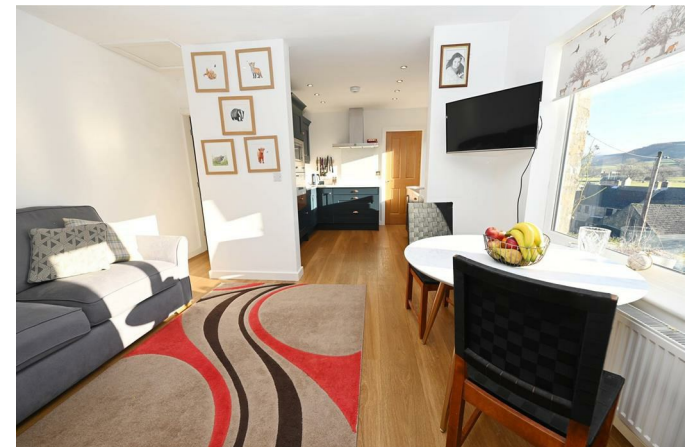
BEDROOM 2.94m max x 2.45m max (9'7" max x 8'0" max)

UPVC windows to sides enjoying views of the valley. Eaves storage, power and light.

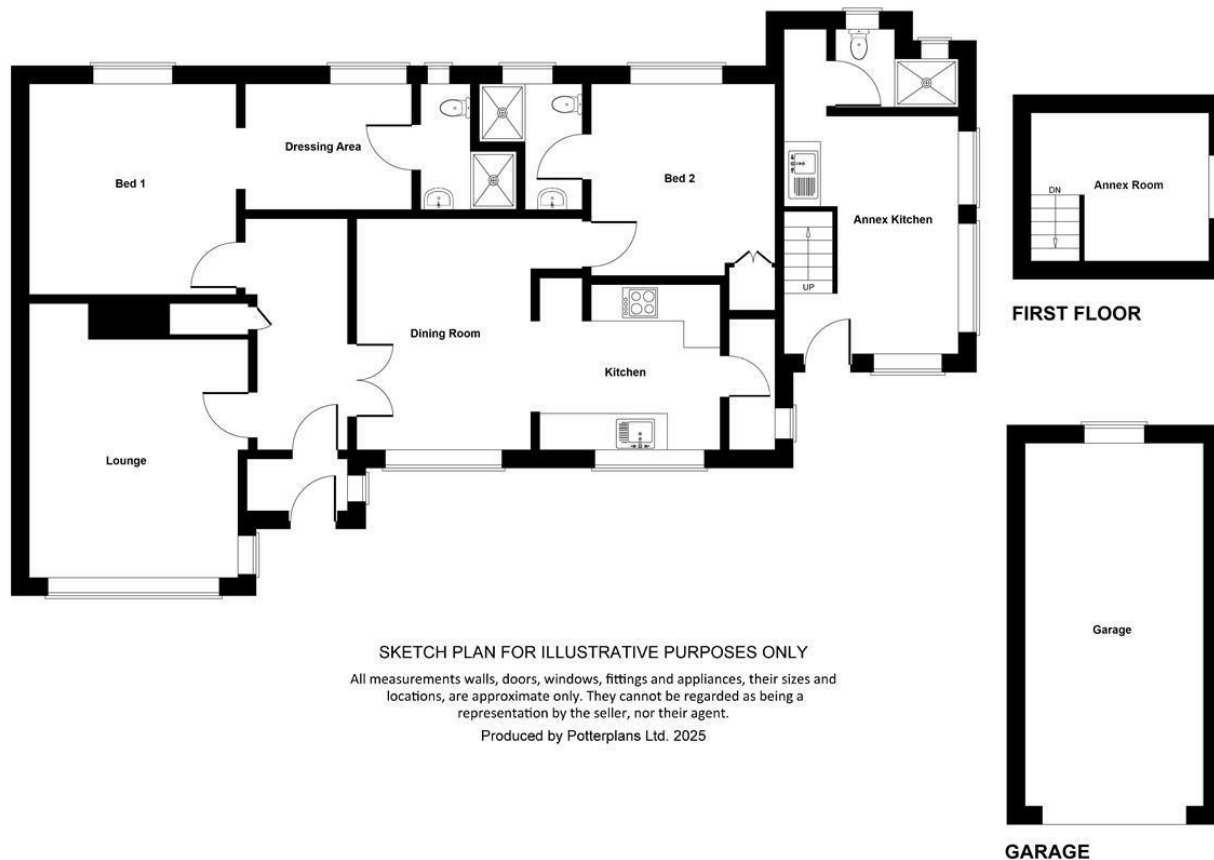
NOTES

The Annex shares the electric with the main house.

The annex elevations requires underpinning - pricing of this has been taken this into account with the asking price.



OFFERS OVER £360,000



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D	53	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 
Environmental Impact (CO ₂) 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		
England & Wales		EU Directive 2002/91/EC 

