



4 Stags Fell Court, Hawes, DL8 3SN
Offers over £125,000

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*** NEW PRICE*** IDEAL FIRST HOME (or RETIREMENT HOME) subject to a Local Occupancy Restriction*. A Large 2 Double Bedroom GROUND-FLOOR Apartment in a Discreet Central Location, with PARKING. For Sale with NO ONWARD CHAIN. Large 6.11m x 3.42m (20'0" x 11'2") SITTING & DINING ROOM, Equipped KITCHEN, 2 Double BEDROOMS, Stylish BATH/SHOWER ROOM & large RECEPTION AREA. Plenty of storage.

Hawes is a 'magical little market town' (the tourist hotspot of the Yorkshire Dales National Park) with Cumbria & the Lake District to the west. Hawes is set amidst some of the finest scenery to be had, & is home to the world-famous Wensleydale Cheese. Leyburn 16 miles, Sedbergh 15 miles & the M6 about 20 miles. The 'Little White Bus' provides transport around the Dale.

*The property is to be occupied as a principal private residence by someone meeting National Park requirements (Existing National Park residents, people working in the National Park etc) - Call for details

GROUND FLOOR ACCOMMODATION:

ENTRANCE LOBBY 1.68m x 1.62m (5'6" x 5'3")

Slate tiled floor & down-lighting. Door with side screen to:

Spacious RECEPTION AREA 3.69m x 1.59m (12'1" x 5'2")

Intercom entrance telephone & down-lighting. Open to:

Spacious SITTING & DINING ROOM 6.11m x 3.42m (20'0" x 11'2")

A large dual aspect room with TV & Telephone points. Double glazed windows to front & side, & door to outside.

KITCHEN 3.51m x 1.65m (11'6" x 5'4")

Fitted with a range of under-lit wall & floor units with woodblock & Granite worktops with inset 1 & ½ bowl sink. Integrated Neff electric oven/grill & ceramic hob with extractor over; integrated Neff fridge. Creda automatic washing machine & Hotpoint condensing dryer. Double glazed window to side.

Double BEDROOM 1. 4.63 m x 3.02m (15'2" m x 9'10")

Including fitted wardrobes with storage over. A part-vaulted room with TV & Telephone points. 2 double glazed Velux windows & double glazed window to side.

Double BEDROOM 2. 3.44m x 2.80m (11'3" x 9'2")

Including fitted wardrobes. A dual aspect room with TV & Telephone points. Double glazed windows to front & side.

INNER HALL

Built-in airing cupboard housing water tank & electric central heating boiler.

Stylish BATH/SHOWER ROOM

Panelled bath with shower over & screen, inset washbasin & inset WC with display ledge, vanity mirror & shaver point. Double glazed Velux window.

OUTSIDE

Access to the property is through an archway leading to a quiet communal COURTYARD with allocated parking for one car. Shared bin & storage areas under the approach archway.

NOTES

- (1) Tenure: Leasehold: 999 year lease from 2007 (981 years remaining)
- (2) Service Charges: Stags Fell Court Management Company 2024/25: £381.48
- (3) Council Tax Band: B
- (4) Double Glazed & Electric Radiator Heating
- (5) Mains Water, Electric & Drainage
- (6) EPC: 71-C



OFFERS OVER £125,000



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	71	74
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales		EU Directive 2002/91/EC

