



3 Tetheran Cottage, Marrick, DL11 7LQ  
Offers over £265,000





ENTRANCE RECEPTION

UPVC door leading into entrance reception having UPVC window to side enjoying views of the Dales. Tiled floor and beams to ceiling. Door to lounge and kitchen/breakfast room.

LOUNGE 4.408 x 4.719 (14'5" x 15'5")

UPVC sliding doors to front patio area, stairs to first floor, beams to ceiling, exposed stone wall with feature open fireplace surround with plinths. TV point, two wall mounted electric heaters.

KITCHEN/BREAKFAST ROOM 3.239 x 2.989 (10'7" x 9'9")

Single drainer, fitted with a range of base, drawer and wall units with contrasting worktop surfaces, electric cooker point, void for fridge/freezer, tiling to splash areas. Feature tiled floor, beams to ceiling and UPVC window to rear.

NB The landlords can leave the cooks and fridge/freezer for the tenant to use but will not be liable to repair or replace them.  
There is no water point for a washing machine in the kitchen.

FIRST FLOOR LANDING

Built in cupboard housing cylinder tank.

BEDROOM 1 4.181 x 2.779 (13'8" x 9'1")

UPVC window to front enjoying outstanding views of countryside. Contemporary electric radiator, beams to ceiling and loft hatch.

BEDROOM 2 2.341 x 3.696 (7'8" x 12'1")

UPVC window to front enjoying outstanding views of countryside. Contemporary electric radiator and beams to ceiling.

BEDROOM 3 2.135 x 2.244 (7'0" x 7'4")

UPVC window to rear enjoying outstanding views of countryside. Contemporary electric radiator and beams to ceiling.

FAMILY BATHROOM/W.C

Three piece suite; panelled bath, low level w.c, hand basin, tiling to part ways, Mira electro shower, extractor fan, wall mirror, shaver point, heated wall mounted towel rail.

EXTERNALLY

Front cottage garden, paved patio area (ideal for table and chairs), track for vehicles and further front garden which looks out onto the Dales with outstanding views.

PARKING

2 Parking bays

GARAGE

Wooden stable doors, power and light, coal bunker.

