



3 Tetheran Cottage, Marrick, DL11 7LQ
Offers over £250,000

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 a part glazed door into the kitchen / breakfast room.

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

UPVC sliding doors to the front leading out to a paved patio area with far reaching views, stairs to first floor, beams to ceiling, exposed stone wall with feature open fireplace having a tiled hearth and surround with plinths. TV point, two wall mounted electric heaters.

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

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

FIRST FLOOR LANDING

Built in cupboard housing the cylinder tank, ceiling beams and doors leading into the three bedrooms and the family bathroom.

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

A double bedroom with a UPVC double glazed window to front enjoying outstanding views of countryside. Contemporary electric radiator, beams to the ceiling and loft hatch.

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

A double bedroom with a UPVC double glazed window to the 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")

A single bedroom at the rear with a UPVC double glazed window enjoying outstanding views of countryside. Contemporary electric radiator and beams to ceiling.

FAMILY BATHROOM/W.C

Three piece suite comprising of a panelled bath with an electric Mira shower over, low level w.c, wash hand basin, half tiled walls, extractor fan, wall mirror, shaver point, tiled floors, ceiling beams and a 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

There is parking to the front of the property.

GARAGE

Wooden stable doors, power and light, coal bunker.

NOTES

- * FREEHOLD
- * CURRENTLY RUNNING AS A HOLIDAY LET
- * SEPTIC TANK

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		85	(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E	45		(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		