



Cherry Tree House Bridge Street, Hawes, DL8 3QU
Asking price £220,000

Cherry Tree House Bridge Street, Hawes, DL8 3QU

Nestled in the charming town of Hawes, this delightful semi-detached house on Bridge Street offers a perfect blend of comfort and convenience. With two well-proportioned bedrooms, this property is ideal for small families, couples, or individuals seeking a peaceful retreat in a picturesque setting.

Upon entering, you are welcomed into a cosy reception room that provides a warm and inviting atmosphere, perfect for relaxation or entertaining guests. The layout of the home is thoughtfully designed, ensuring that every space is utilised effectively.

The location on Bridge Street places you within easy reach of local amenities, including shops, cafes, and scenic walking routes that showcase the stunning Yorkshire Dales. The surrounding area is known for its breathtaking landscapes and rich history, making it an ideal spot for those who appreciate nature and outdoor activities.

This semi-detached house not only offers a comfortable living space but also the opportunity to become part of a friendly community. Whether you are looking to settle down or invest in a property with great potential, this home is a wonderful choice. Do not miss the chance to make this charming residence your own.

ENTRANCE RECEPTION

UPVC door with glass inserts leading into entrance reception with wide staircase to first floor. Laminate floor, Pine doors with glass inserts leading to the lounge and kitchen/breakfast room.

LOUNGE 4.549 x 2.986 (14'11" x 9'9")

Beautiful recessed window to front with wood sill and sides creating a window seat. UPVC window to front with shutters, central heating radiator, laminate floor, marble style fireplace surround with hearth incorporating an electric fire. Sky points, alcove with fitted shelves and beautiful heavy beams to ceiling. Four wall lights and period light switches.

KITCHEN / BREAKFAST ROOM 3.496 x 4.120 (11'5" x 13'6")

Recessed window sill to front creating a beautiful feature to the room. UPVC window to front with shutters, central heating radiator, feature tiled floor. Contemporary style kitchen with base, drawer and wall units and worktop surfaces, integrated dishwasher, four ring ceramic hob with below double oven and extractor above. Contrasting work top surfaces, telephone point, UPVC window to side, larder cupboard housing the central heating boiler. Further built in cupboard with shelves. Beams to ceiling, period light switches, under stairs larder with stone shelving and light a very useful space. Pine door with glass insert leading to utility room.

UTILITY ROOM 1.300 x 2.170 (4'3" x 7'1")

UPVC window to front, plumbing for automatic washer, worktop surface, power, light, central heating radiator, tiled floor, period light switches and beams to ceiling.

HALF LANDING

Farmhouse style steps to right and left.

MASTER BEDROOM 2.965 x 4.617 (9'8" x 15'1")

A beautiful heavy beamed room, period light switches, central heating radiator, window seat to recess with UPVC window to front. Recessed area for wardrobe.

MAIN LANDING

Central heating radiator, wood door to bedroom 2 and shower room/w.c.

BEDROOM 2 4.762 x 2.151 (15'7" x 7'0")

UPVC window to front, recess with wood sill, period light switches and central heating radiator.

SHOWER ROOM/W.C

Walk in shower with wall mounted shower taps and shower boarding. Pedestal hand basin with period style taps, low level w.c, tiling to splash areas, tiled floor, shaver point, wall mounted medicine cabinet, heated chrome towel rail. Cupboard housing pressurised cylinder tank. UPVC window to side.


EXTERNALLY

To the front of the property is a private courtyard with Yorkshire flagged stone, and raised planters - an ideal seating area. A narrow passage gives access to an outbuilding (centre of 3) ideal for storage.

To the side of the property is access to an additional seating area.



ASKING PRICE £220,000

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(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 (CO ₂) 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 