



Wayside Silver Street, Reeth, Richmond, Yorkshire, DL11 6SR
Offers over £299,995



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FABULOUS & BEAUTIFULLY PRESENTED Refurbished Home with GARAGE & PARKING. Stone-flagged floors, Bespoke Kitchen/Dining Room, Sitting Room with woodstove, 2 good Double Bedrooms & Shower Room. SOUTH Facing enclosed Rear Garden. Garage & Parking. The modern cottage is close to the centre of this famous Dales town, the capital of Swaledale – VIEWING an absolute must.

Refurbishments include: New Kitchen & Shower Rom (.....) Flooring etc etc... Oak latch doors, UPVC double-glazed sash windows

Reeth IS the heart of Swaledale - a market 'village' in the Yorkshire Dales National Park gathered around large Greens. There are 3 public houses, a restaurant & tea rooms, a primary school, village shops, bakers, a church, a village hall & a medical centre, a hairdresser, post office AND a weekly market. STUNNING Scenery, great walks & cycling, fly fishing & a great community.

HALL

Staircase to first floor & stone flooring.

SITTING ROOM 4.74m x 3.58m min (15'6" x 11'8" min)

Brick herringbone fireplace with woodstove, lovely stone flooring & UPVC double-glazed sash window to front. Useful store cupboard with stone flooring & light point. Doorway to:

KITCHEN/DINING ROOM 4.58m x 3.05m (15'0" x 10'0")

Beautifully finished with a bespoke range of units & shelving, wood-block worktops with inset sink, plumbing for washing machine & Stiebel Eltron water heating. Lovely stone flooring, UPVC double-glazed sash windows to rear & door to outside.

FIRST FLOOR LANDING

Coir/Sisal flooring & loft access.

BEDROOM 1. 4.58m max x 3.15m (15'0" max x 10'4")

Built-in store cupboard & 2 UPVC double-glazed sash window to front.

BEDROOM 2. 4.65m x 2.70m (15'3" x 8'10")

Coir/Sisal flooring & UPVC double-glazed sash window to rear.

SHOWER ROOM 2.26m x 1.74m (7'4" x 5'8")

Shower cubicle, inset vanity washbasin with drawer & inset push-flush WC. Attractive tiling, down-lighting & UPVC double-glazed sash window to rear.

OUTSIDE FRONT

Small rockery & gate to:

Enclosed SOUTH FACING GARDEN

Side access & storage area leading to a raised hard landscaped patio garden with flower/shrub border.

GARAGE 4.92m x 2.61m (16'1" x 8'6")

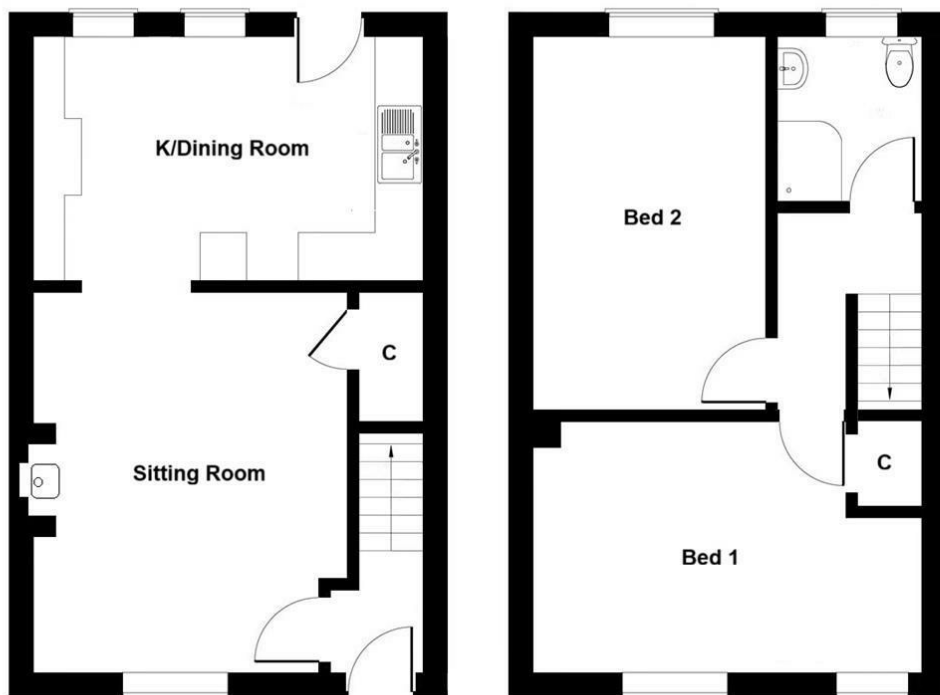
Re-roofed (2024) with double doors, light & power. Parking to front.

NOTE

- (1) Freehold
- (2) Council Tax Band: C
- (3) EPC: TBC
- (4) Mains Water, Electricity & Drainage



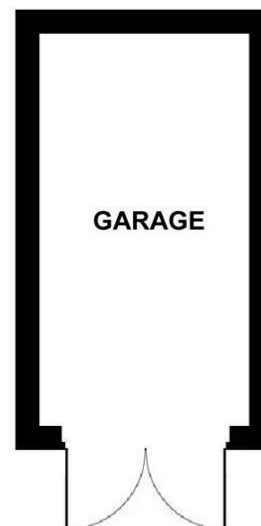
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FIRST FLOOR

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY
All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Wayside Cottage



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	34	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive
2002/91/EC



Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		100
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	2	
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

England & Wales

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