



Lilac cottage Muker, Richmond, DL11 6QG  
£600

### KITCHEN / LOUNGE 3.700 max x 4.801 max (12'1" max x 15'9" max)

UPVC front door leading into Kitchen/lounge.

UPVC Bay window to front enjoying views of the garden, roof top news of Muker and Fells beyond. UPVC window to side enjoying views up to the Buttertubs. The main focal point to this room is the Inglenook stone fireplace with cast iron hood with feature ramp... Stone hearth with brick sides and back with open fire basket. TV point, stone flooring and wall mounted thermostatic electric radiator.

Kitchen: Single drainer fed by mixer tap, fitted with base and drawer units with contrasting worktop surfaces. Plumbing for automatic washer and void for fridge/freezer. Four ring Bosch electric hob with below oven and Hotpoint contemporary extractor hood. Beams throughout this room and Nook with Oak mantle and stone hearth (ideal for dimply purposes).

Stone staircase to first floor.

### FIRST FLOOR LANDING

UPVC window to rear and striped Pine doors to; bedrooms, bathroom/w.c and cupboard housing the cylinder tank.

### BEDROOM 3.761 x 3.059 (12'4" x 10'0")

UPVC window to front enjoying roof top views of Muker and beyond to the Fells. Beams to ceiling and electric thermostatic radiator.

### BATHROOM/W.C

Panelled bath with wall mounted electric shower, low level w.c, hand basin, tiling to parts wall, dimplex heater, down lighting and UPVC window to side with views to the Buttertubs.

### EXTERNALLY

There is a lawned front garden with flower and shrub beds. To the side is a shaped lawned garden with flower and shrub beds. A flagged path leads to the front door and also access to the cottage beyond.

