



4 Brandymires

Hawes, North Yorkshire, DL8 3PR



Robin Jessop



# A CHARACTERFUL MID TERRACE HOUSE ADJACENT TO OPEN COUNTRYSIDE WITH STUNNING VIEWS

- Deceptively Spacious Terraced House
- Three Double Bedrooms
- Spectacular & Panoramic Views
- Garage and Log Store
- Off Road Parking
- Viewing by Appointment Only
- Guide Price: £295,000

## SITUATION

Hawes Market Place 2 minutes walk. Sedburgh 15 miles. Leyburn 16 miles. Ingleton 17 miles. Kendal 26 miles. Northallerton 35 miles. Main Railway Line at Garsdale 7 miles.

The property is situated in a quiet and beautiful location situated within 2 minutes walk of Hawes.

Hawes is a popular and thriving market town within the Yorkshire Dales National Park. The town benefits from a good range of independent shops, cafes, pubs and amenities including the famous Wensleydale Creamery.

## DESCRIPTION

4 Brandydales comprises a deceptively spacious stone-built house located within a short distance from the centre of Hawes. The property has been well maintained yet would require some updating in areas. It offers spacious accommodation throughout.

The property is entered via a useful porch, which leads through to the living room and kitchen. The kitchen features a range of units together with integrated appliances such as an oven and hob, alongside a freestanding fridge freezer. The living room features alcove shelving and an open fire.

The dining room is flooded with natural light courtesy of the large south facing bay window which is complemented with its fantastic views across upper Wensleydale.

The entrance hall, which allows access to the front garden, also features a useful understairs cupboard, which is equipped with a tap and plumbing for a washing machine.





To the first floor there are three double bedrooms, two of which benefit from the views of the open countryside and a family bathroom which comprises of a wash basin, bath, W.C and airing cupboard.

Externally, the property is complemented by a two storey stone built garage, which has the benefit of water and power. There is also a stone built log store adjacent to the rear of the property and parking for one vehicle.

To the front of the property is a south facing garden, which overlooks the spectacular scenery of the Yorkshire Dales. This can be accessed via a shared path.

4 Brandymires would make an excellent family home and is immediately available, chain free.

### GENERAL REMARKS & STIPULATIONS

#### VIEWING

Strictly by Appointment with Robin Jessop Ltd – Telephone 01969 622800 or 01677 425950

#### OFFERS

All offers must be confirmed in writing. We will NOT report any verbal offer unless it is confirmed in writing.

#### MONEY LAUNDERING REGULATIONS

Please note that if you are the successful purchaser, it is now a legal requirement for you to provide 2 forms of ID and proof of funds. to comply with Money Laundering Regulations.

#### METHOD OF SALE

The property is initially being offered for sale by Private Treaty. However, we reserve the right to conclude the sale by any other means at our discretion.

#### WHAT3WORDS

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#### FIXTURES & FITTINGS

Only those fixtures and fittings described within this brochure are included in the sale.

#### TENURE

Freehold with vacant possession.

#### COUNCIL TAX

Band D.

#### SERVICES

Mains electricity. Mains water. Septic Tank Drainage. Storage Heaters. Broadband connection available. A report on the septic tank has been produced by MW Waste Water Specialists.

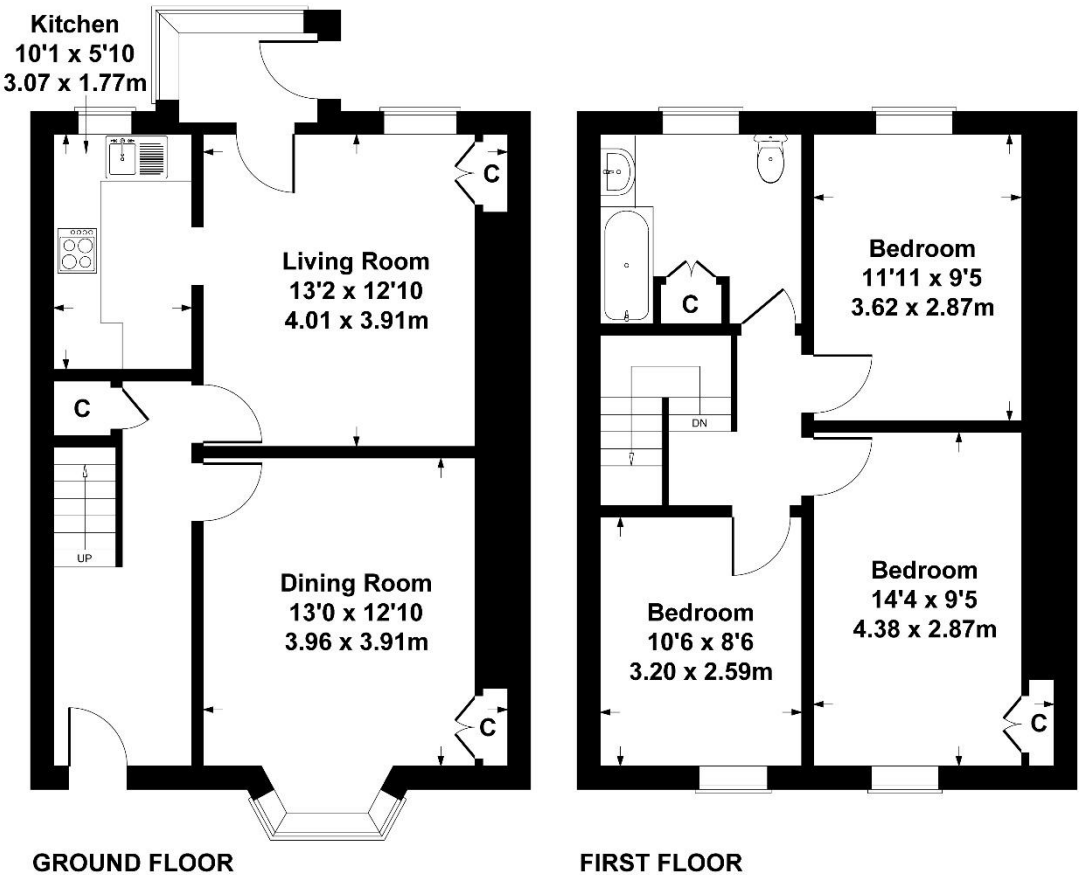
#### LOCAL AUTHORITY

North Yorkshire County Council, County Hall, Northallerton, North Yorkshire. DL7 8AD.



# 4 Brandymires, Hawes, DL8 3PR

Approximate gross internal area 98 sq m - 1055 sq ft



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.

Produced by Potterplans Ltd. 2024

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D		
39-54	E	48 E	
21-38	F		
1-20	G		

Robin Jessop Ltd  
info@robinjessop.co.uk  
01969 622800  
01677 425950  
www.robinjessop.co.uk

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