



South View

Carperby, Leyburn, North Yorkshire, DL8 4DA



Robin Jessop

A TRADITIONAL DALES COTTAGE ENJOYING STUNNING SOUTH FACING VIEWS TOWARDS PENHILL

- Stone Built End Terrace Cottage
- Two Bedrooms
- Living Room with Kitchenette
- Modern Electric Heaters
- South Facing Patio Garden
- Views of Penhill & Wensleydale
- On Street Parking
- Guide Price: Offers in Excess of £185,000

SITUATION

Leyburn 8 miles. Hawes 10 miles. Bedale 19 miles. Northallerton 27 miles. Teesside 46 miles. Leeds Bradford & Newcastle Airports are approximately an hour and thirty-minute drive.

Carperby is a popular Dale's village and benefits from a public house and village hall that runs various clubs and events. Another local village, Aysgarth, is situated only 2 miles away and has a garage with convenience store, two further pubs and various tearooms. Aysgarth is famous for the impressive waterfalls, which attract thousands of people each year.

Carperby is also a short drive from the nearby market towns of Leyburn and Hawes and the location is very accessible and makes commuting to the larger centres of Northallerton, Teesside and Harrogate within reasonable distance.

DESCRIPTION

South View is an attractive stone end terrace cottage situated within the centre of Carperby. The property is in good order and has the benefit of recently installed electric heaters which are programmable.

The property is entered into via a useful upvc porch which leads into the living room which features a kitchenette. This room has a beamed ceiling and a multi fuel stove set within a stone fireplace. The kitchenette features a selection of wooden units and an electric oven with hob. There are some stone shelves which provide additional storage together with space for a small dining table. Completing the ground floor is a rear lobby and the house bathroom which has recently been updated and features a bath with electric shower over, WC, basin and a high-level fan heater.



To the first floor there are two bedrooms, each enjoying the excellent view towards Penhill. The main bedroom benefits from a fitted wardrobe with shelving and a small ensuite with WC and basin. There is an airing cupboard on the landing.

Externally the property is complemented by a south facing terraced garden which is mostly flagged with some flower beds and ample space for a bistro set. There is on street parking available.

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. This will need to be provided personally in our office where we can take copies of both this and proof of funds, which we also require 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

Every three metre square of the world has been given a unique combination of three words. A free App is available for iOS and Android smartphones and using the unique sequence of words below you will be able to pinpoint this property.

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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 A.

SERVICES

Mains electricity, water and drainage. Electric heating.

LOCAL AUTHORITY

North Yorkshire Council, County Hall, Racecourse Lane, Northallerton, DL7 8AD Tel: 01609 780780

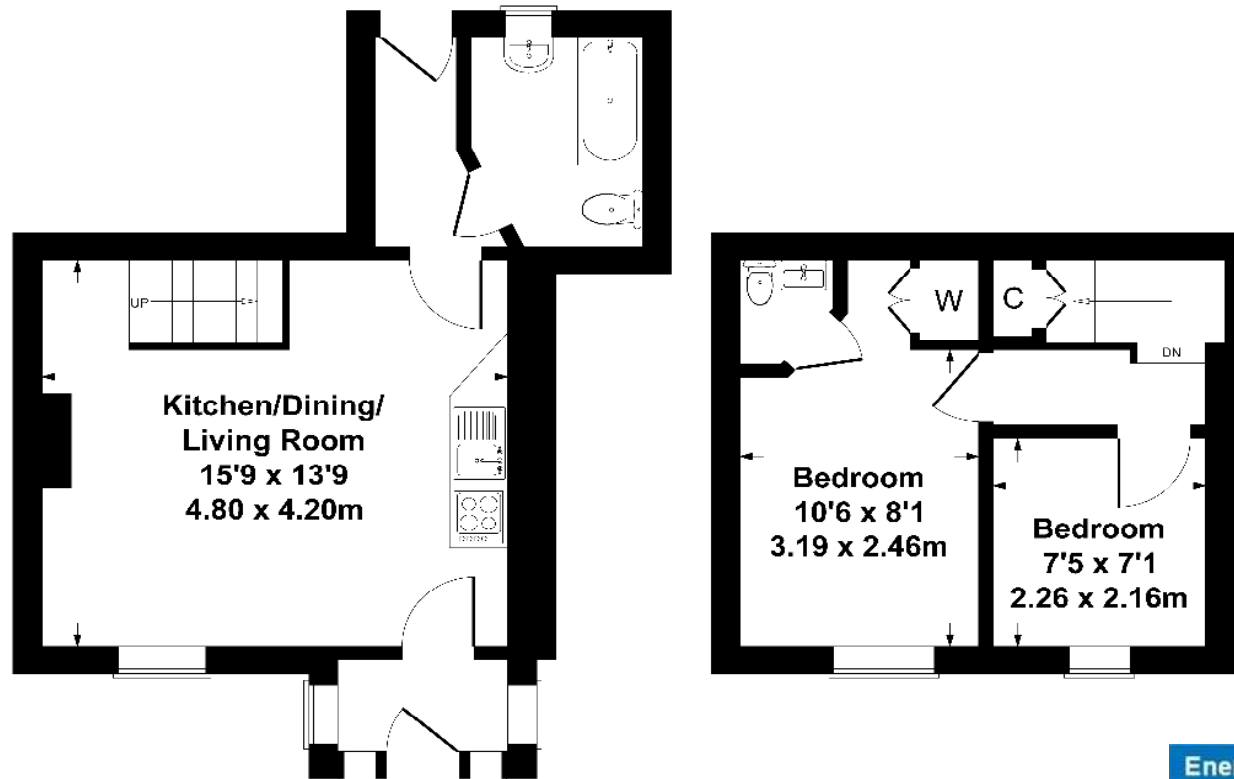
LOCAL PLANNING AUTHORITY

Yorkshire Dales National Park, Yoredale, Bainbridge, Leyburn, North Yorkshire, DL8 3EL TEL: 01969 652300



South View Carperby DL8 4DA

Approximate gross internal area
49 sq m - 527 sq ft



GROUND FLOOR

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.

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

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