



HAVEN LEIGH

BURTERSETT ROAD, HAWES, WENSLEYDALE, DL8 3NP

£400,000
FREEHOLD

A Deceptively Spacious Semi Detached Victorian Family House offering Well Presented Quality Accommodation enjoying a tucked away location close to Hawes town centre. Entrance Hall, Lounge, Dining Room, Kitchen, Utility Room, Cellar, 4 Double Bedrooms, Bathroom/WC, Shower Room/WC, Private South Facing Garden, Nearby on street parking, Oil Fired Central Heating, UPVC Double Glazing. Council Tax Band E. EER F38.

NORMAN F. BROWN

Est. 1967

HAVEN LEIGH

- 4 DOUBLE BEDROOMS • TUCKED AWAY LOCATION HANDY FOR HAWES TOWN CENTRE • MODERN KITCHEN AND BATHROOM • WELL PRESENTED • PRIVATE SOUTH FACING GARDEN • OIL CENTRAL HEATING • UPVC DOUBLE GLAZING



DESCRIPTION

A Deceptively Spacious Semi Detached Victorian Family House offering Well Presented Quality Accommodation enjoying a tucked away location close to Hawes town centre. Entrance Hall, Lounge, Dining Room, Kitchen, Utility Room, Cellar, 4 Double Bedrooms, Bathroom/WC, Shower Room/WC, Private South Facing Garden, Nearby on street parking, Oil Fired Central Heating, UPVC Double Glazing. Council Tax Band E. EER F38.

ENTRANCE HALL

Two radiators. Double glazed entrance door to Front, doors to Lounge, Dining Room and Cellar.

LOUNGE

4.27m x 4.57m (14'0" x 14'11")(maximum depth). Picture rail, ceiling rose, original open fireplace with decorated tiled surrounds and oak mantle, built in cupboard, radiator, television point, telephone point. Double glazed sash windows to front and side with roller blinds. Door to Entrance Hall.

DINING ROOM

4.27m x 3.56m (4.27 x 3.56) Radiator, built in shelved cupboard. Double glazed sash window to rear with vertical blinds. Archway to Kitchen. Door to Hall.

KITCHEN

3.78m x 3.35m (12'4" x 10'11")(Installed in 2019 by County Kitchens of Leyburn). High quality fittings comprising granite worktops, Belfast sink unit with chrome mixer tap, grey cupboards and drawers with chrome handles, built in electric oven, ceramic hob with stainless steel/glass extractor hood over with halogens, built in fridge, built in freezer, built in dishwasher, ceiling LED spotlights, television point, radiator. Double glazed sash windows to side and rear. Part glazed door to Utility Room. Archway to Dining Room.

UTILITY ROOM

Quarry tiled floor, plumbing for washing machine, tumble dryer space. Double glazed windows and door to Garden. Part glazed door to Kitchen.

CELLAR

3.86m x 2.06m (12'7" x 6'9") Stone flagged floor, oil fired boiler, fitted shelving. Single glazed window to front. Stone steps leading up to Entrance Hall. (This room is below the neighbouring property The Chapel Gallery and therefore there is a flying freehold.)

FIRST FLOOR LANDING

Radiator, airing cupboard with lagged hot water cylinder and immersion heater. Double glazed window to front with roman blind. Doors to Bedroom 1, Bedroom, 2 and Bathroom.

BEDROOM 1

4.27m x 4.57m (14'0" x 14'11")(maximum depth). Coving, ceiling rose, built in wardrobe, radiator. Double glazed sash windows to front and side. Door to Landing.

BEDROOM 2

4.27m x 3.35m (14'0" x 10'11")(maximum depth). Coving, ceiling rose, built in shelved cupboard, radiator. Double glazed sash window to rear. Door to Landing.

BATHROOM/WC

(installed in 2017). Quality fittings comprising half tiled walls, pedestal wash hand basin large corner shower cubicle, extractor fan, large tiled panelled bath, low level WC, heated towel ladder, ceiling LED spotlights. Double glazed sash window to rear. Door to Landing.

SECOND FLOOR LANDING

Wall mounted halogen spotlights, Doors to Bedroom 3 and Inner Landing.

BEDROOM 3

4.27m x 4.57m (14'0" x 14'11") Ceiling beams, ceiling halogens, radiator, television point. Double glazed window to front. Door to Landing.

INNER LANDING

Access doors to under eaves storage, radiator. Doors to Bedroom 4, Shower Room/WC and Landing.

BEDROOM 4

4.27m x 3.35m (14'0" x 10'11") Ceiling beams, television point, ceiling halogens, radiator. Double glazed window to rear. Door to Inner Landing.

SHOWER ROOM/WC

Wash hand basin, shower cubicle with folding glass door with tiled surrounds, low level WC, ceiling beam, halogens. Door to Inner Landing.

OUTSIDE

PRIVATE SOUTH FACING GARDEN

Lawn, well stocked flower beds, shrubs, stone flagged path, stone canopy over front door, outside courtesy light, gravel chippings, stone flagged path either side to the main road a short distance away whereby on street parking is available and both paths cross over the neighbouring property The Chapel Gallery. Plastic oil tank.

GENERAL INFORMATION

Viewing - By appointment with Norman F. Brown.

Tenure - We understand that the property is Freehold, although we have not verified this by sight of the Title Deeds.

Local Authorities - North Yorkshire Council – Tel: 0300 1312131
www.northyorks.gov.uk

Property Reference – 14056.

Particulars Prepared – September 2022.

IMPORTANT NOTICE

These particulars have been produced in good faith to give an overall view of the property. If any points are particularly relevant to your interest, please ask for further information or verification, particularly if you are considering travelling some distance to view the property.

All interested parties should note:

- i. The particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute an offer or contract or any part thereof.
- ii. All measurements, areas or distances are given only as a guide and should not be relied upon as fact.
- iii. The exterior photograph(s) may have been taken from a vantage point other than the front street level. It should not be assumed that any contents/furnishings/furniture etc. are included in the sale nor that the property remains as displayed in the photographs.
- iv. Services or any appliances referred to have not been tested and cannot be verified as being in working order. Prospective buyers should obtain their own verification.

FREE MARKET APPRAISAL

We will be pleased to provide an unbiased and professional market appraisal of your property without obligation, if you are thinking of selling.

SURVEY & VALUATION

A range of valuation/survey services is available for all property transactions including sale, purchase, mortgage, probate etc.

FREE IMPARTIAL MORTGAGE ADVICE

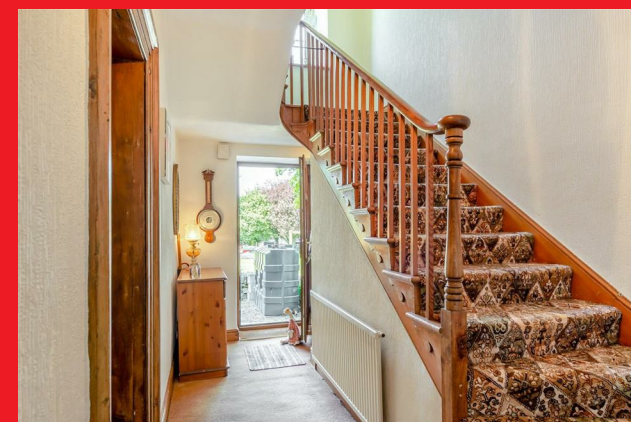
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Our qualified mortgage and financial advisor will be pleased to advise you on the wide range of mortgages available from all of the mortgage lenders without charge or obligation.

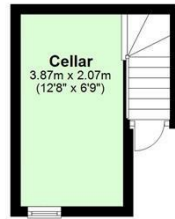
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A life assurance policy may be required. Written quotation available upon request.

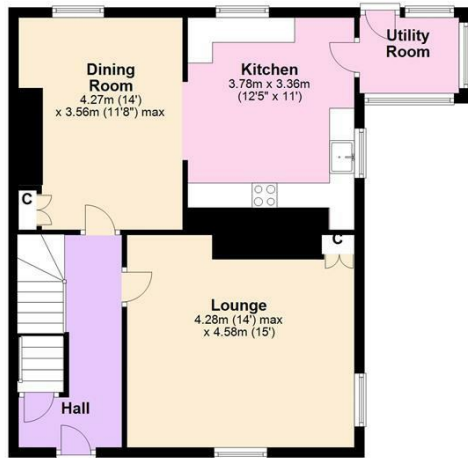
HAVEN LEIGH



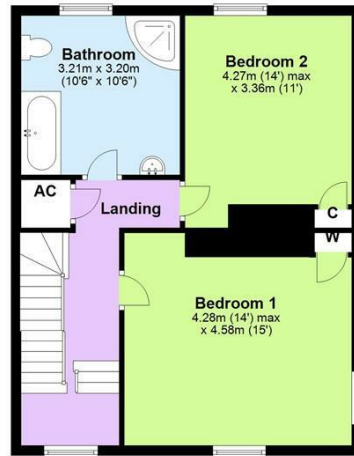
Cellar
Approx. 9.9 sq. metres (107.1 sq. feet)



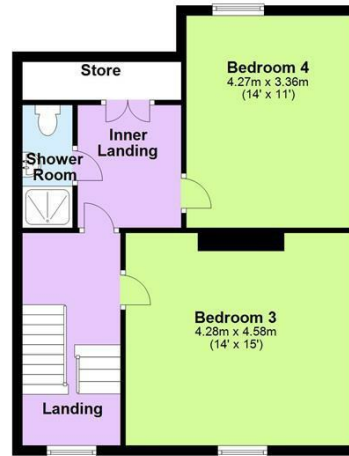
Ground Floor
Approx. 61.7 sq. metres (663.8 sq. feet)



First Floor
Approx. 57.6 sq. metres (619.6 sq. feet)



Second Floor
Approx. 54.5 sq. metres (586.5 sq. feet)



Total area: approx. 183.7 sq. metres (1977.0 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		77
(55-68)	D		
(39-54)	E	38	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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Est. 1967