



1 IVY DENE COTTAGES

GRASSGILL, WEST WITTON, WENSLEYDALE, DL8 4LY

£215,000

FREEHOLD

A Tucked Away Semi Detached Cottage within this popular Wensleydale village. Requires modernisation. Entrance Hall, Lounge, Kitchen/Dining Room, Sun Room, WC, 3 Bedrooms, Bathroom/WC, Patio/Parking Space for One Car, Part Night Storage Heating, Part Solid Fuel Central Heating. Council Tax Band D. EER F30. NO ONWARD CHAIN.

NORMAN F. BROWN

Est. 1967

1 IVY DENE COTTAGES

- TUCKED AWAY • 3
- BEDROOMS • MODERNISATION
- REQUIRED • PATIO/PARKING FOR ONE
- CAR • POPULAR WENSLEYDALE
- VILLAGE • NO ONWARD CHAIN



DESCRIPTION

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ENTRANCE HALL

Electric meter cupboard. Window to front. Part glazed front door. Door to Lounge. Stairs to first floor.

LOUNGE

Stone surround open fireplace with central heating back boiler (Note: the fireplace and back boiler have not been used in 30 years), stone tv plinth, telephone point, television point, cloak cupboard, night storage heater, wall lights. Large arched window to front. Part glazed door to Entrance Hall. Door to Kitchen/Dining room.

KITCHEN/DINING ROOM

SUN ROOM

Maximum measurements. Fitted bench seating, plumbing for washing machine, natural stone wall. Windows to front, side and rear. Part glazed external door to patio/parking space. Part glazed door to Kitchen/Dining Room. Door to WC.

WC

Wash hand basin, WC. Window to rear. Door to Sun Room.

LANDING

Ceiling beams, store cupboard, night storage heater. Airing cupboard with insulated hot water cylinder and immersion heater. Doors to Bedrooms and Bathroom.

BEDROOM 1

Maximum width. Ceiling beam, built in wardrobe, night storage heater, radiator, fitted chest of drawers, access to loft space. Window to front. Door to Landing.

BEDROOM 2

Maximum width. Ceiling beam, fitted wardrobe, night storage heater, radiator, fitted chest of drawers. Window to front. Door to Landing.

BEDROOM 3

Ceiling beam, radiator, built in cupboard over the stairs. Window to front. Door to Landing.

BATHROOM/WC

Tiled surrounds, pedestal wash hand basin, panelled bath, WC, ceiling beam, electric shaver point with light, radiator, electric wall mounted heater. Window to side. Door to Landing.

OUTSIDE

Paved patio/parking space for one car.

GENERAL INFORMATION

Viewing - By appointment with Norman F. Brown.

Tenure - We understand that the property is Freehold.

Local Authority - North Yorkshire Council – Tel: 0300
1312131

www.northyorks.gov.uk

Property Reference – 17636539

Particulars Prepared – August 2023.

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.

FREE IMPARTIAL MORTGAGE ADVICE

CALL TODAY TO ARRANGE YOUR APPOINTMENT

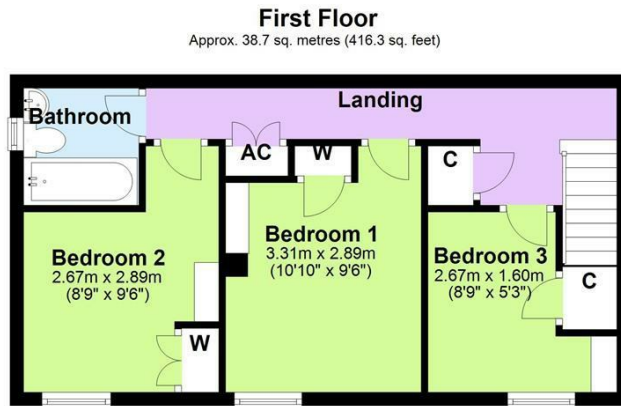
Our qualified mortgage and financial advisor will be pleased to advise you on the wide range of mortgages available from all of the mortgage lenders without charge or obligation.

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT

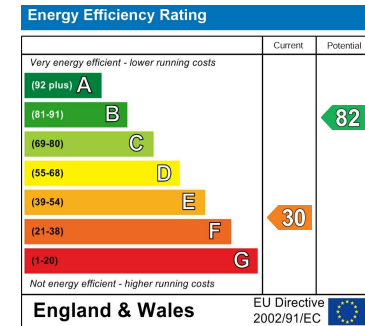
A life assurance policy may be required. Written quotation available upon request.

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Total area: approx. 85.5 sq. metres (919.8 sq. feet)



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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