



3 LANCASTER TERRACE

HAWES, WENSLEYDALE, DL8 3LQ

£220,000
FREEHOLD

A Traditional Terraced Cottage with lovely open front and rear aspects situated on the edge of this popular Upper Wensleydale Market Town. Entrance Porch, Lounge, Kitchen/Dining Room, 2 Bedrooms, Shower Room/WC, Attic Room, Front and Gardens, Nearby Timber Garage, UPVC Double Glazing. Council Tax Band C. EER F30.

NORMAN F. BROWN

Est. 1967

3 LANCASTER TERRACE

- TRADITIONAL TERRACED COTTAGE • 2 BEDROOMS PLUS ATTIC ROOM • OPEN FRONT AND REAR ASPECTS • EDGE OF DALES MARKET TOWN • FRONT AND REAR GARDENS • STOVE • UPVC DOUBLE GLAZING • NEARBY TIMBER GARAGE • NO ONWARD CHAIN



DESCRIPTION

A Traditional Terraced Cottage with lovely open front and rear aspects situated on the edge of this popular Upper Wensleydale Market Town. Entrance Porch, Lounge, Kitchen/Dining Room, 2 Bedrooms, Shower Room/WC, Attic Room, Front and Gardens, Nearby Timber Garage, UPVC Double Glazing. Council Tax Band C. EER F30.

ENTRANCE PORCH

UPVC double glazed entrance door to front. UPVC double glazed windows to either side. Single glazed door to Lounge.

LOUNGE

Cast iron multi fuel stove with slate hearth, understairs storage cupboard, telephone point, electric meter cupboard, stairs to first floor. UPVC double glazed windows to front. Single glazed door to Porch. Door to Kitchen.

KITCHEN/DINING ROOM

Tiled surrounds, stainless steel single drainer sink unit, laminate work surfaces, light beech effect cupboards and drawers, large island unit with breakfast bar, built in double electric oven, 4 ring ceramic hob, stainless steel extractor hood, fitted fridge freezer, plumbing for washing machine, tumble dryer space, plumbing for dishwasher, radiator (redundant), ceiling halogens. Timber single glazed entrance door to rear. UPVC double glazed window to rear. Door to Lounge.

LANDING

Radiator (redundant). Door to ladder staircase to Attic Room. Doors to Bedrooms and Shower Room/WC.

BEDROOM 1

Radiator (redundant), airing cupboard containing insulated hot water cylinder with immersion heater. UPVC double glazed window to front. Door to Landing.

BEDROOM 2

Radiator (redundant). UPVC double glazed window to rear. Door to Landing.

SHOWER ROOM/WC

Aquaboard panelled walls and ceiling, wash hand basin in vanity unit with cupboard below, wc, large shower cubicle with glass screen and electric shower, chrome heated towel ladder, large walk in store cupboard. UPVC double glazed window to front. Door to Landing.

ATTIC ROOM

Maximum measurements into eaves. Restricted headroom. 2 double glazed velux windows. Chipboard sheet floor, plastered pitched ceilings.

OUTSIDE

Front Garden with open aspect and views. Lawn, flower beds, stone flagged path, metal railings. Nearby detached timber garage (9'5" x 13'6" (2.87m x 4.11m)

Rear Garden backing onto countryside with views. Lawn.

SERVICES

Mains electricity, water and drainage.

GENERAL INFORMATION

Viewing - By appointment with Norman F. Brown.

Tenure - Freehold. The title register is NYK 79709.

Local Authority - North Yorkshire Council – Tel: 0300 1312131

www.northyorks.gov.uk

Broadband and Mobile Phone Coverage – please check using this website

<https://checker.ofcom.org.uk>

Property Reference – 18360549

Particulars Prepared – February 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

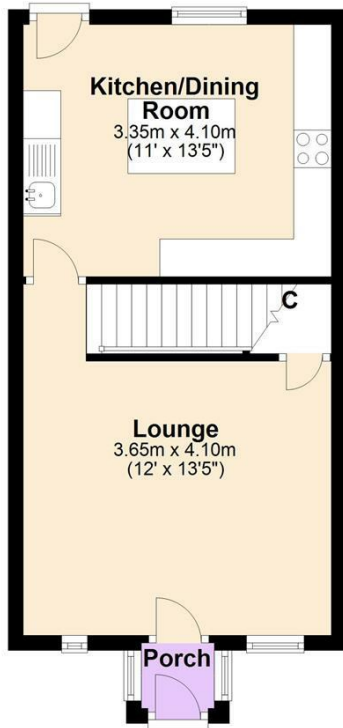
A life assurance policy may be required. Written quotation available upon request.

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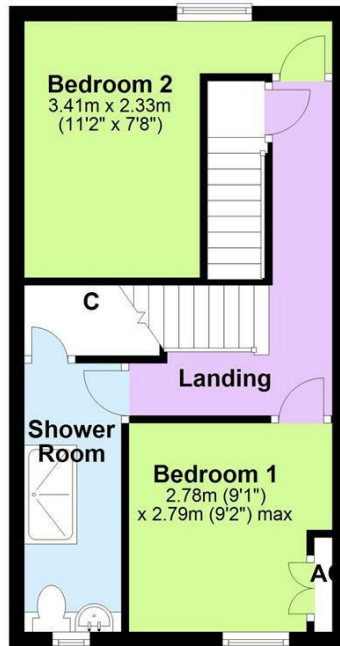
Ground Floor

Approx. 34.3 sq. metres (368.8 sq. feet)



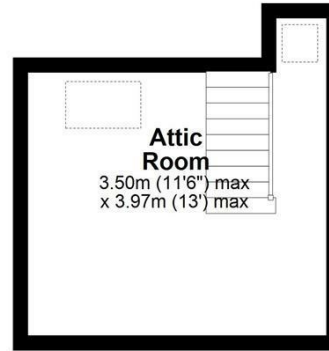
First Floor

Approx. 33.3 sq. metres (358.5 sq. feet)



Second Floor

Approx. 14.3 sq. metres (154.4 sq. feet)



Total area: approx. 81.9 sq. metres (881.6 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			71
(55-68) D			
(39-54) E			
(21-38) F		30	
(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

Leyburn Office Sales
25 Market Place
Leyburn
North Yorkshire
DL8 5AS

01969 622194
leyburn@normanfbrown.co.uk
www.normanfbrown.co.uk

