



## MYRTLE COTTAGE GRASSGILL, WEST WITTON, WENSLEYDALE, DL8 4LY

**£214,000  
FREEHOLD**

An Immaculate Semi Detached Dales Cottage within this popular Wensleydale village with walks from the front door, a village shop, pub and restaurant all within distance. Lounge, Kitchen, 2 Bedrooms, Shower Room/WC, Outside Stores, West Facing Rear Patio Garden, High Heat Retention Storage Heaters, UPVC Double Glazing. Rateable Value £2,025. EER D61. NO ONWARD CHAIN.

**NORMAN F.BROWN**

Est. 1967

# MYRTLE COTTAGE

• IMMACULATE 2 BEDROOM DALES  
COTTAGE • WEST FACING REAR PATIO  
GARDEN • POPULAR VILLAGE CLOSE TO  
LEYBURN • ELECTRIC HEATERS • WOOD  
BURNING STOVE • UPVC DOUBLE  
GLAZING • NO ONWARD CHAIN



## DESCRIPTION

An Immaculate Semi Detached Dales Cottage within this popular Wensleydale village with walks from the front door, a village shop, pub and restaurant all within distance. Lounge, Kitchen, 2 Bedrooms, Shower Room/WC, Outside Stores, West Facing Rear Patio Garden, High Heat Retention Storage Heaters, UPVC Double Glazing. Rateable Value £2,025. EER D61. NO ONWARD CHAIN.

## LOUNGE

Cast iron wood burning stove with stone surrounds and hearth, recessed shelving, electric meter cupboard, wall mounted high heat retention heater, stairs to first floor. Upvc double glazed sash window to front with shutters. Composite double glazed entrance door to front. Door to Kitchen.

## KITCHEN

Beamed ceiling, tiled surrounds, ceramic single drainer sink unit with mixer tap, oak effect laminate work surfaces, light grey cupboards and drawers, built in electric oven and 4 ring ceramic hob with extractor hood over, plumbing for washing machine, fridge/freezer space, wall mounted high heat retention heater, oak effect laminate floor, understairs storage area. Upvc double glazed windows to rear. Door to Hall. Composite double glazed stable entrance door to rear.

## LANDING

Doors to Bedrooms and Shower Room.

## BEDROOM 1

Built in wardrobe, airing cupboard with insulated hot water cylinder, wall mounted high heat retention heater, loft hatch. Upvc double glazed sash window to front with shutters. Door to Landing.

## BEDROOM 2

Sloping ceiling, wall mounted high heat retention heater. Upvc double glazed windows to side and rear with roller blinds. Door to Landing.

## SHOWER ROOM/WC

Tiled surrounds, pedestal wash hand basin, shower cubicle with electric shower unit, extractor fan, wc, chrome heated towel ladder, ceiling LED spotlights. Door to Landing.

## OUTSIDE

To the side

Passage with Door from Grassgill into passage which leads to:

West Facing Rear Patio Garden with views up to Pen Hill Stone paving, timber decking, gravel chippings, security light, cold water tap. (The left hand neighbouring property Hazel Cottage has a pedestrian right of access down the passage and across the path to the rear of Myrtle Cottage).

Outside store

Small stone built store

## SERVICES

Mains electricity, water and drainage.

## GENERAL INFORMATION

Viewing - By appointment with Norman F. Brown.

Tenure - Freehold. The title register is NYK 250774.

Local Authority - North Yorkshire Council – Tel: 0300 1312131

[www.northyorks.gov.uk](http://www.northyorks.gov.uk)

Broadband and Mobile Phone Coverage – please check using this website

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

Property Reference – 18598864

## 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.

### AML POLICY

#### AML Policy (When an offer is accepted):

In accordance with The Money Laundering Regulations 2017, we are required by law to:

- Verify the identity of all buyers
- Check the Politically Exposed Persons and
- Check the Sanctions registers.
- Verify proof of and source of funds for the purchase - What form that takes depends on your position, but we ultimately need you to provide to us (in the office or via email) evidence of the funding you have in place for the purchase price. That may include proof of deposit, an Agreement in Principle from a lender or if you are a cash buyer, a Bank Statement.

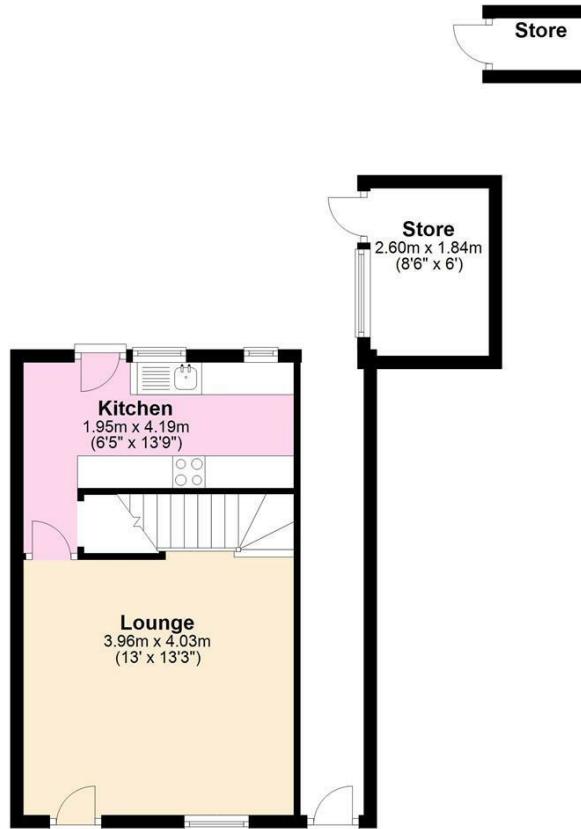
The cost of the Identity verification, PEP & Sanctions register checks are £15 for one person and £25 for two people. We will send you a link to the Guild 365 app (which you will need to download) to complete this.

## MYRTLE COTTAGE



### Ground Floor

Approx. 42.9 sq. metres (462.2 sq. feet)



### First Floor

Approx. 29.4 sq. metres (316.4 sq. feet)



### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		93
(81-91) B		
(69-80) C		
(55-68) D		61
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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

**NORMAN F.BROWN**

Est. 1967