



## ARIES

AYSGARTH, WENSLEYDALE, DL8 3AD

£439,000

FREEHOLD

An Immaculate Spacious Link Detached Cottage Newly Renovated and Refurbished Throughout to a High Standard, located within the heart of Wensleydale. Entrance Porch, Lounge, Inner Hall, Kitchen/Dining Room, Utility Room, Cloakroom/WC, 4 Bedrooms, En-Suite Shower Room/WC, Family Bathroom/WC, Good Sized Private Garden, Oil Fired Central Heating, UPVC Double Glazing. Council Tax Band D. EER C75. NO ONWARD CHAIN.

**NORMAN F. BROWN**

Est. 1967

# ARIES

• SPACIOUS AND IMMACULATE • 4  
BEDROOMS • COMPLETELY RENOVATED AND  
REFURBISHED • GOOD SIZED PRIVATE SOUTH  
FACING GARDEN • OIL FIRED CENTRAL  
HEATING • UPVC DOUBLE GLAZING • HEART  
OF WENSLEYDALE LOCATION • NO ONWARD  
CHAIN



## DESCRIPTION

An Immaculate Spacious Link Detached Cottage Newly Renovated and Refurbished Throughout to a High Standard, located within the heart of Wensleydale.

Entrance Porch, Lounge, Inner Hall, Kitchen/Dining Room, Utility Room, Cloakroom/WC, 4 Bedrooms, En-Suite Shower Room/WC, Family Bathroom/WC, Good Sized Private Garden, Oil Fired Central Heating, UPVC Double Glazing. Council Tax Band D. EER C75. NO ONWARD CHAIN.

## ENTRANCE PORCH

Composite entrance door to front with double glazed panels. Double glazed windows to either side. Part glazed oak door to Lounge.

## LOUNGE

Maximum measurements. Cast iron multi fuel stove with feature carved stone mantelpiece and stone flagged hearth. Two radiators. Dimmable ceiling LED spotlights. Under stairs storage cupboard. Double glazed sash windows to front and rear. Large triple glazed window to front. Part glazed oak door to entrance porch. Doorway to Inner Hall.

## INNER HALL

Radiator. Ceiling LED spotlights. Doorway to Lounge. Oak doors to Utility Room, WC and Kitchen with short flight of steps.

## KITCHEN/DINING ROOM

Tiled surrounds. Ceramic sink unit with brass mixer tap. Sparkle granite worktops. Central island unit with breakfast bar. Dark navy cupboards and drawers. Fitted KENWOOD range style cooker with double ovens, grill and 5 ring ceramic hob. Contemporary glass extractor over. Built in fridge. Built in freezer. Built in dishwasher. Two contemporary vertical radiators. Ceiling LED spotlights. Ceramic tiled floor. Ceiling beams. Double glazed double doors to garden. Composite entrance door to front with double glazed panels. Oak door and short flight of steps down to Inner Hall.

## UTILITY ROOM

Stainless steel single drainer sink unit. Solid oak worktop.

Plumbing for washing machine. Dark navy cupboards. Radiator. Ceiling LED spotlights. Fuse board. Hatch to electric meter. Oak door to Inner Hall.

## CLOAKROOM/WC

Vanity wash hand basin with white gloss cupboard and chrome handle. WC. Chrome heated towel ladder. LED ceiling spotlights. Double glazed window to rear. Oak door to Inner Hall.

## LANDING

Oak doors to Bedrooms and Family Bathroom, short flight of steps up to Bedroom. Radiator. Ceiling beams. LED ceiling spotlights. Ceiling sky tube.

## BEDROOM 1

Maximum measurements. Feature open beamed ceiling. two radiators. Double glazed sash window to front. Double glazed French windows with Juliet balcony overlooking the garden. Oak doors to En-Suite and Landing with short flight of steps.

## EN-SUITE SHOWER ROOM/WC

Pedestal wash and basin. Large shower cubicle with rainfall shower head and separate attachment. Extractor fan. Ceiling LED spotlights. WC. Wall mirror with LED lighting. Ceramic floor and wall tiles. Oak door to Bedroom 1.

## BEDROOM 2

Feature open beamed ceiling. Radiator. Hatch to loft space. Double glazed sash window to front. Oak door to Landing.

## BEDROOM 3

Ceiling beam. Radiator. Double glazed sash window to front. Oak door to Landing.

## BEDROOM 4

Maximum width. Ceiling beam. Fitted single bed with cupboard below. Radiator. Double glazed sash window to front. Oak door to Landing.

## FAMILY BATHROOM/WC

Fully tiled walls. Pedestal wash and basin. Large shower cubicle with rainfall shower head and separate attachment.



Extractor fan. Roll top bath. WC. Ceiling LED spotlights. Loft hatch. Wall mirror with LED lighting. Wood effect ceramic floor tiles. Access to loft space. Double glazed sash window to front. Oak door to Landing.

#### OUTSIDE

Good sized private south facing garden, enclosed by dry stone walls comprising lawn, plastic oil tank, WORCESTER oil fired combi condensing boiler within metal container. Gravel and stone flagged sitting area.

#### GENERAL INFORMATION

Viewing - By appointment with Norman F. Brown.

Tenure - We understand that the property is Freehold. The title register is NYK 479874.

Local Authority - North Yorkshire Council – Tel: 0300 1312131  
[www.northyorks.gov.uk](http://www.northyorks.gov.uk)

Property Reference – 18380631

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

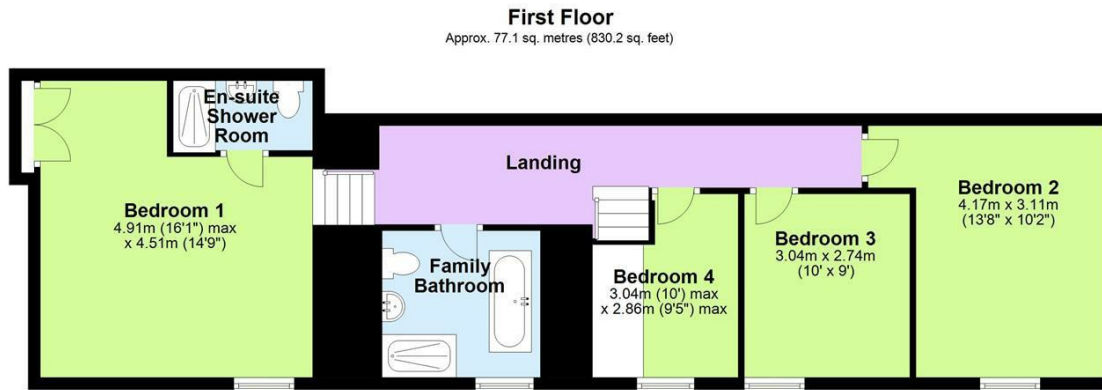
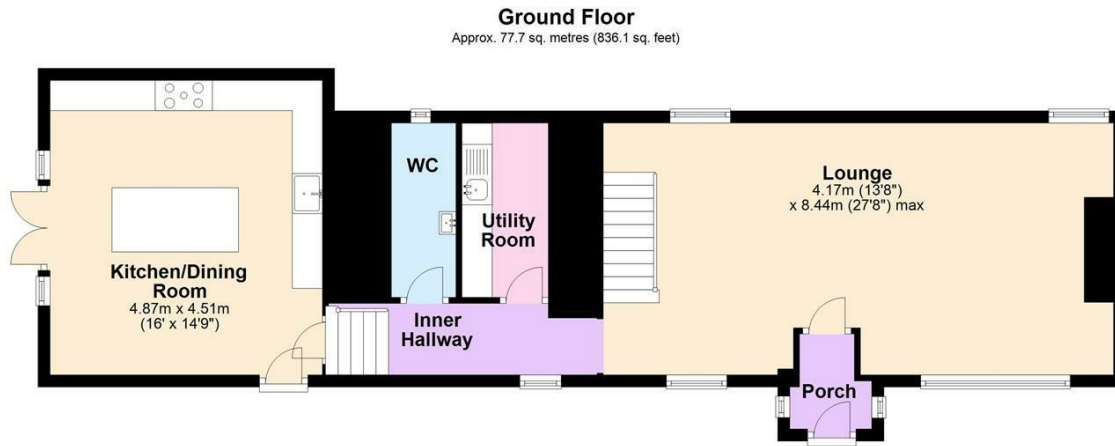
Our qualified mortgage and financial advisor will be pleased to advise you on the wide range of mortgages available from all of the mortgage lenders without charge or obligation.

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

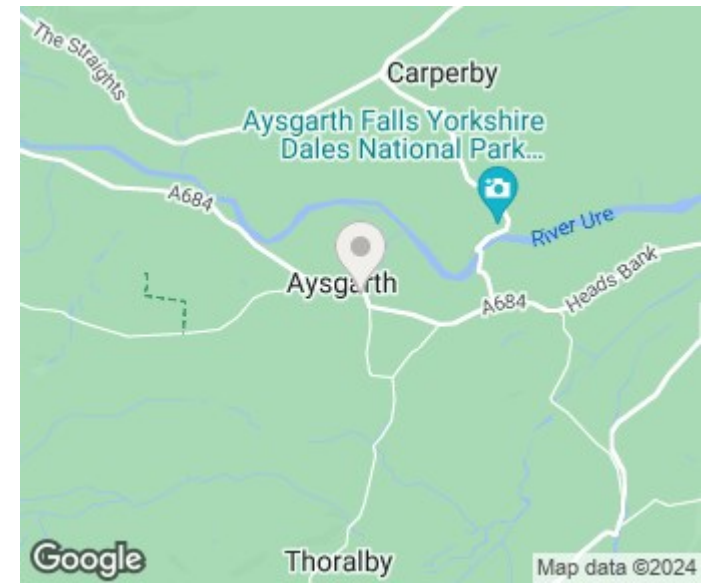
A life assurance policy may be required. Written quotation available upon request.

## ARIES





Total area: approx. 154.8 sq. metres (1666.3 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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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**NORMAN F. BROWN**

Est. 1967