



SUNNYHOLME

THE HOLME, HAWES, DL8 3QR

£285,000
FREEHOLD

An Immaculate Deceptively Spacious Semi Detached Cottage conveniently located for the centre of Hawes, with delightful private stone flagged courtyard garden and landscape views. The property was renovated in 2019. Lounge, Kitchen/Dining Room, Garden Room, Cloakroom/WC, 2 Bedrooms, Shower Room/WC, Low Maintenance Front and Rear Gardens, Oil Fired Central Heating, Hardwood Double Glazing. Council Tax Band C. EER D64.

NORMAN F. BROWN

Est. 1967

SUNNYHOLME

• IMMACULATE • 2
BEDROOMS • RENOVATED IN
2019 • PRIVATE COURTYARD
GARDEN • HANDY FOR THE CENTRE OF
HAWES • OIL CENTRAL HEATING • DOUBLE
GLAZING



DESCRIPTION

An Immaculate Deceptively Spacious Semi Detached Cottage conveniently located for the centre of Hawes, with delightful private stone flagged courtyard garden and landscape views. The property was renovated in 2019. Lounge, Kitchen/Dining Room, Garden Room, Cloakroom/WC, 2 Bedrooms, Shower Room/WC, Low Maintenance Front and Rear Gardens, Oil Fired Central Heating, Hardwood Double Glazing. Council Tax Band C. EER D64.

LOUNGE

Wall lights, 2 radiators, tv point. Double glazed window to front. Doors to Stairs and Kitchen/Dining Room. External double glazed door to front.

KITCHEN/DINING ROOM

FITTED BY COUNTY KITCHENS OF LEYBURN IN 2019. Tiled surrounds, stainless steel single drainer sink unit, marble effect laminate work surfaces, light grey cupboards and drawers with chrome handles, built in BOSCH electric oven and STOVES 4 ring ceramic hob with extractor hood over, built in BOSCH microwave, plumbing for washing machine, fridge freezer space, radiator, large wall opening looking into the Garden Room, understairs cupboard. Doorway to Garden Room. Door to Lounge.

GARDEN ROOM

Ceiling LED spotlights, radiator, 2 double glazed Velux windows, large wall opening to Kitchen. Double glazed external door to side. Double glazed window to rear. Door to WC. Doorway to Kitchen/Dining Room.

WC

Wash hand basin with waterfall spout in vanity unit with wood effect cupboards, wc, extractor fan, chrome heated towel ladder, wall mirror, ceiling LED spotlights. Door to Garden Room.

LANDING

Radiator, loft hatch, airing cupboard with radiator and shelving. Doors to Bedrooms and Shower Room/WC.

BEDROOM 1

Fitted SHARPS wardrobes, radiator, loft hatch. Double glazed windows to front and side. Door to Landing.

BEDROOM 2

Built in wardrobe, radiator. Double glazed window to rear. Door to Landing.

SHOWER ROOM/WC

Wash hand basin, large shower cubicle with aquaboard panelling, extractor fan, wc chrome heated towel ladder, ceiling LED spotlights. Double glazed window to rear. Door to Landing.

OUTSIDE

Low Maintenance Front Garden
Enclosed by low stone walls, light, stone paving.

To the Side

Passage with metal gate leading to:

Private Low Maintenance Rear Garden

With pleasant rear access comprising stone flags, raised flower beds, plastic oil tank, container WORCESTER oil fired boiler (installed in 2019), light.

SERVICES

Mains electricity, water and drainage. Heating is oil fired central heating.

GENERAL INFORMATION

Viewing - By appointment with Norman F. Brown.

Tenure - Freehold. The title register is NYK 217954.

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 – 18623335

Particulars Prepared – June 2024.

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

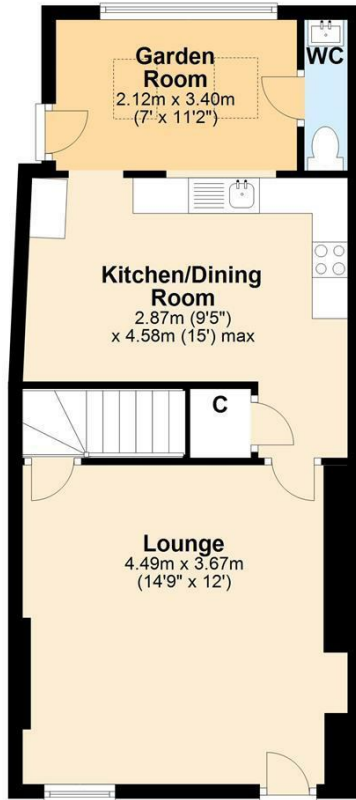
A life assurance policy may be required. Written quotation available upon request.

SUNNYHOLME



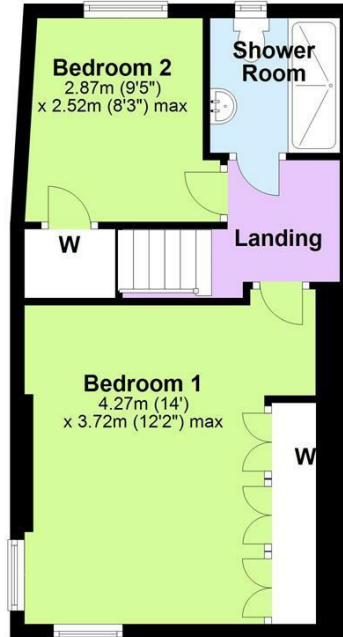
Ground Floor

Approx. 48.0 sq. metres (516.6 sq. feet)



First Floor

Approx. 38.4 sq. metres (413.9 sq. feet)



Total area: approx. 86.4 sq. metres (930.4 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			84
(69-80) C		64	
(55-68) D			
(39-54) E			
(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

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