



## CHURCH VIEW

MAIN STREET, ASKRIGG, DL8 3HT

£275,000  
FREEHOLD

A Spacious End Terraced Cottage overlooking St Oswald's Church within the heart of this desirable Yorkshire Dales village. Requires modernisation. Entrance Hall, Lounge/Dining Room, Sitting Room, Kitchen/Breakfast Room, Pantry, 3 Bedrooms, Bathroom/WC, Large Attic Room, Rear Passage and WC, Small Rear Yard, Outside Store, Oil Fired Central Heating. Council Tax Band E. EER F25. NO ONWARD CHAIN.

**NORMAN F. BROWN**

Est. 1967

# CHURCH VIEW

- SPACIOUS ACCOMMODATION • 3 BEDROOMS • LARGE ATTIC ROOM • OVERLOOKING ST OSWALDS CHURCH IN THE HEART OF ASKRIGG • OIL CENTRAL HEATING • NO ONWARD CHAIN • REQUIRES MODERNISATION



## DESCRIPTION

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## ENTRANCE HALL

Glazed entrance door to front. Glazed door to Inner Hall.

## INNER HALL

Radiator, stairs to first floor. Glazed doors to Entrance Hall, Sitting Room and Lounge/Dining Room.

## SITTING ROOM

Ceiling beams, stone surround open fireplace, recessed shelving, radiator. Sash windows to front and side. Glazed door to Inner Hall.

## LOUNGE/DINING ROOM

Ceiling beams, tiled surround open fireplace, built in cupboards and fitted shelving, 2 radiators, understairs storage cupboard. Windows to side. Glazed doors to Inner Hall and Kitchen/Breakfast Room.

## KITCHEN/BREAKFAST ROOM

Tiled surrounds, stainless steel single drainer sink unit, laminate work surface, fitted cupboards and drawers, plumbing for washing machine, oil fired boiler, electric meter cupboard, ceramic tiled floor. UPVC double glazed windows to either side. Glazed doors to Lounge/Dining room and Passage. Door to Pantry.

## PANTRY

Ceramic tiled floor, fridge freezer space. Door to Kitchen/Breakfast Room.

## PASSAGE

Quarry tiled floor, feature cast iron range. Door to WC. Stable door to side lane. Doorway to Yard.

## WC

Wash hand basin, wc. Internal window to Passage. Door to Passage.

## LANDING

(There is potential to create a Fourth Bedroom within this space). Walk in airing cupboard with insulated hot water cylinder. Window to side. Doors to Bedrooms and Bathroom. Door with steep staircase to Attic Room.

## BEDROOM 1

Ceiling beam, radiator. Sash windows to front and side. Door to Landing.

## BEDROOM 2

Ceiling beam, built in wardrobes, radiator. UPVC double glazed window to side. Door to Landing.

## BEDROOM 3

Ceiling beam. Sash window to front. Door to Landing.

## BATHROOM/WC

Tiled surrounds, pedestal wash hand basin, panelled bath, separate shower cubicle with electric shower unit, wc, radiator, access to loft space, wall mounted electric heater. UPVC double glazed window to side. Glazed door to Landing.

## ATTIC ROOM

Exposed roof timbers. Sash windows to front. Steep staircase to first floor landing.

## OUTSIDE

Small Stone Flagged Rear Yard

Store Room

Power connected, metal oil tank.

## SERVICES

Mains electricity, water and drainage.

## GRADE II LISTED

House. Mid - late C18. Rubble, stone slate roof. 3 storeys, 2 first-floor windows. Plinth. Quoins to left. To right, part-glazed 4-panel door below moulded lintel with keystone inscribed " --

1745". 4-pane sash windows on ground and first floors, smaller 4-pane sashes on second floor. Continuous drip-moulds over ground and first floors except over centre of ground floor where there was formerly a doorway, now blocked. End stack to left. Included for group value.

Listing NGR: SD9482291015

#### GENERAL INFORMATION

Viewing - By appointment with Norman F. Brown.

Tenure - Freehold. The title register is NYK 265137.

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 – 18634232

Particulars Prepared – August 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

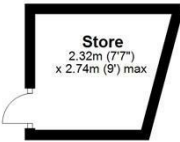
A life assurance policy may be required. Written quotation available upon request.

#### FLYING FREEHOLD

The neighbouring property's first floor is above the Passage and WC.

## CHURCH VIEW





Total area: approx. 177.7 sq. metres (1913.1 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			73
(55-68) D			
(39-54) E			
(21-38) F		25	
(1-20) G			
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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