



6 HOLMBRAE
BAINBRIDGE, WENSLEYDALE, DL8 3EB

£259,950
FREEHOLD

A Well Proportioned Mature Semi Detached Family House enjoying a good sized garden within the heart of Wensleydale. Entrance Hall, Lounge, Kitchen/Dining Room, Utility Room, WC, 3 Bedrooms, Bathroom/WC, Good Sized Front and Rear Gardens, Oil Fired Central Heating, UPVC Double Glazing, Council Tax Band C. EER E50.

NORMAN F. BROWN

Est. 1967

6 HOLMBRAE

• GOOD SIZED GARDEN • 3

BEDROOMS • MATURE

PROPERTY • DESIRABLE DALES

VILLAGE • OIL CENTRAL HEATING • UPVC

DOUBLE GLAZING



DESCRIPTION

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ENTRANCE HALL

Part quarry tiled floor, radiator, stairs to first floor. Double glazed window to front. Double glazed entrance door to front. Doors to Lounge and Kitchen.

LOUNGE

Open fireplace with granite surrounds and oak mantle, coving, television point, 2 radiators, recessed shelved recess. Double glazed windows to front and rear. Door to Entrance Hall.

KITCHEN/DINING ROOM

Tiled surrounds, stainless steel single drainer sink unit, laminate work surfaces, fitted cupboards and drawers, electric cooker point, fridge space, radiator, extractor fan. Double glazed windows to side and rear. Doors to Entrance Hall and Utility Room.

UTILITY ROOM

Tiled surrounds, laminate work surface, fitted cupboards, radiator, oil fired boiler. Double glazed window to rear. Double glazed entrance door to front. Doors to WC and Kitchen.

WC

Wash hand basin with tiled splash back, WC, radiator. Double glazed window to side. Door to Utility Room.

LANDING

Access to loft space, double glazed window to front. Doors to Bedrooms and Bathroom.

BEDROOM 1

Built in wardrobe, airing cupboard with insulated hot water cylinder, radiator. Double glazed windows to side and rear. Door to Landing.

BEDROOM 2

Radiator. Double glazed window to rear. Door to Landing.

BEDROOM 3

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

BATHROOM/WC

Fully tiled walls, pedestal wash hand basin, panelled bath with electric shower over extractor fan, wc, electric shaver point with light, radiator. Double glazed window to front. Door to Landing.

OUTSIDE

Front Garden

Comprising lawn, flowerbeds, concrete path with gate to front leading to tarmac hardstanding which provides communal parking.

To the side

Electric meter box, lawn, concrete path leading to:

Good Sized Rear Garden

Comprising lawn, timber garden shed, cold water tap, plastic oil tank capacity 1250 litres, fuel bunker.

SERVICES

Mains electricity, water and drainage. Oil fired central heating.

GENERAL INFORMATION

Viewing - By appointment with Norman F. Brown.

Tenure - Freehold. The title register is NYK 114138.

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 – 18654462

Particulars Prepared – Sep 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.

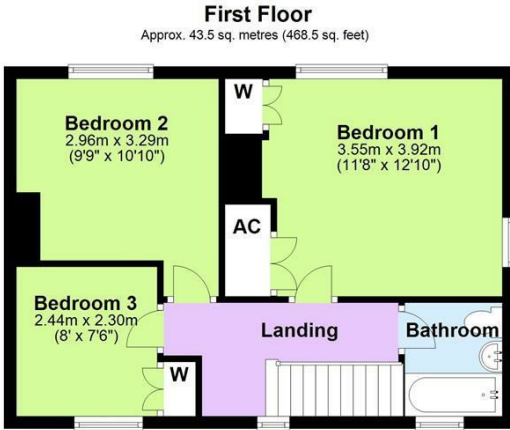
6 HOLMBRAE





Google

Map data ©2024 Google



Total area: approx. 96.7 sq. metres (1040.6 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			76
(55-68) D		50	
(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

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