



6 Kirkbrides Way

Hawes, North Yorkshire, DL8 3RE



Robin Jessop

# A WELL-PRESENTED SEMI-DETACHED HOUSE IN A POPULAR RESIDENTIAL DEVELOPMENT WITH REAR GARDEN & PARKING

- Spacious Semi-Detached House
- Four Double Bedrooms
- Large Kitchen Diner
- Enclosed Rear Gardens
- Views of Stag's Fell
- Driveway Parking for 2-3 Cars
- Guide Price: **£495,000**

## SITUATION

Sedbergh 15 miles. Leyburn 16 miles. Ingleton 17 miles. Kendal 26 miles. Northallerton 35 miles.

Hawes is a popular market town within the Yorkshire Dales National Park and offers a range of shops, cafes, and four public houses as well as the famous Wensleydale Creamery.

Kirkbrides Way is a small development between Hawes and Gayle. The location is very accessible on the edge of the A684 making it ideal for commuting. There is also a railway line at Garsdale with regular trains to Leeds and Carlisle.

## DESCRIPTION

6 Kirkbrides Way is a traditional stone built semi-detached family house located on a popular small development in the popular Market Town of Hawes. The property has been very well maintained and offers



comfortable accommodation across three storeys and it benefits from being fully double glazed and having oil fired central heating.

The property is entered via a useful, open-fronted stone porch which leads into the inner hallway from where the rooms lead off. A wooden effect flooring runs throughout the ground floor and to the right is a spacious living room which has a window to the front and a multi fuel burning stove set on a stone hearth. To the rear of the property is a large kitchen diner which has a good range of fitted wall and base units which are complemented by granite worktops and an Indesit range cooker, dishwasher and ample space for a dining table. Usefully there is a separate utility cupboard which is plumbed for a washing machine and a rear porch.

Completing the ground floor is a cloakroom and a useful understairs airing cupboard with the boiler.

To the first floor there are three, well-proportionated double bedrooms with the rear two rooms enjoying views across to Stag's Fell, and a house bathroom with a three-piece suite. To the second floor there is a further double bedroom with an ensuite shower room. This is currently used as a hobby room and has ample eaves storage.

Externally the property is complemented by a delightful rear garden which is laid to lawn with mixed flower beds, trees and shrubs together with ample patio area for enjoying the views beyond. There is a large driveway to the side of the property providing parking for 3 cars and a timber garden shed. There is a further area of patio to the front with space for seating and potted plants.



Overall, 6 Kirkbride's Way would make an excellent family home in a popular market town and early viewing is advised.

#### GENERAL REMARKS & STIPULATIONS

##### VIEWING

Strictly by Appointment with Robin Jessop Ltd – Telephone 01969 622800 or 01677 425950

##### OFFERS

All offers must be confirmed in writing. We will NOT report any verbal offer unless it is confirmed in writing.

##### MONEY LAUNDERING REGULATIONS

Please note that if you are the successful purchaser it is now a legal requirement for you to provide 2 forms of ID. This will need to be provided personally in our office where we can take copies of both this and proof of funds, which we also require to comply with Money Laundering Regulations.

##### METHOD OF SALE

The property is initially being offered for sale by Private Treaty. However, we reserve the right to conclude the sale by any other means at our discretion.

##### BOUNDARIES

The boundaries of the property are shown edged red on the plan within this brochure.

##### WHAT3WORDS

///polishing.district.toasters

##### FIXTURES & FITTINGS

Only those fixtures and fittings described within this brochure are included in the sale.

##### TENURE

Freehold with vacant possession.

##### COUNCIL TAX

Band E.

##### SERVICES

Mains electricity. Mains water. Mains drainage. Oil fired central heating. Broadband connection available.

##### LOCAL AUTHORITY

North Yorkshire Council, County Hall, Racecourse Lane, Northallerton, DL7 8AD

##### LOCAL PLANNING AUTHORITY

Yorkshire Dales National Park Authority, Yoredale, Bainbridge, Leyburn, North Yorkshire, DL8 3EL. Tel: 01969 652300

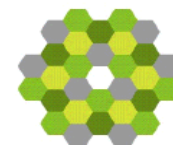
# HM Land Registry Current title plan

Title number **NYK345611**

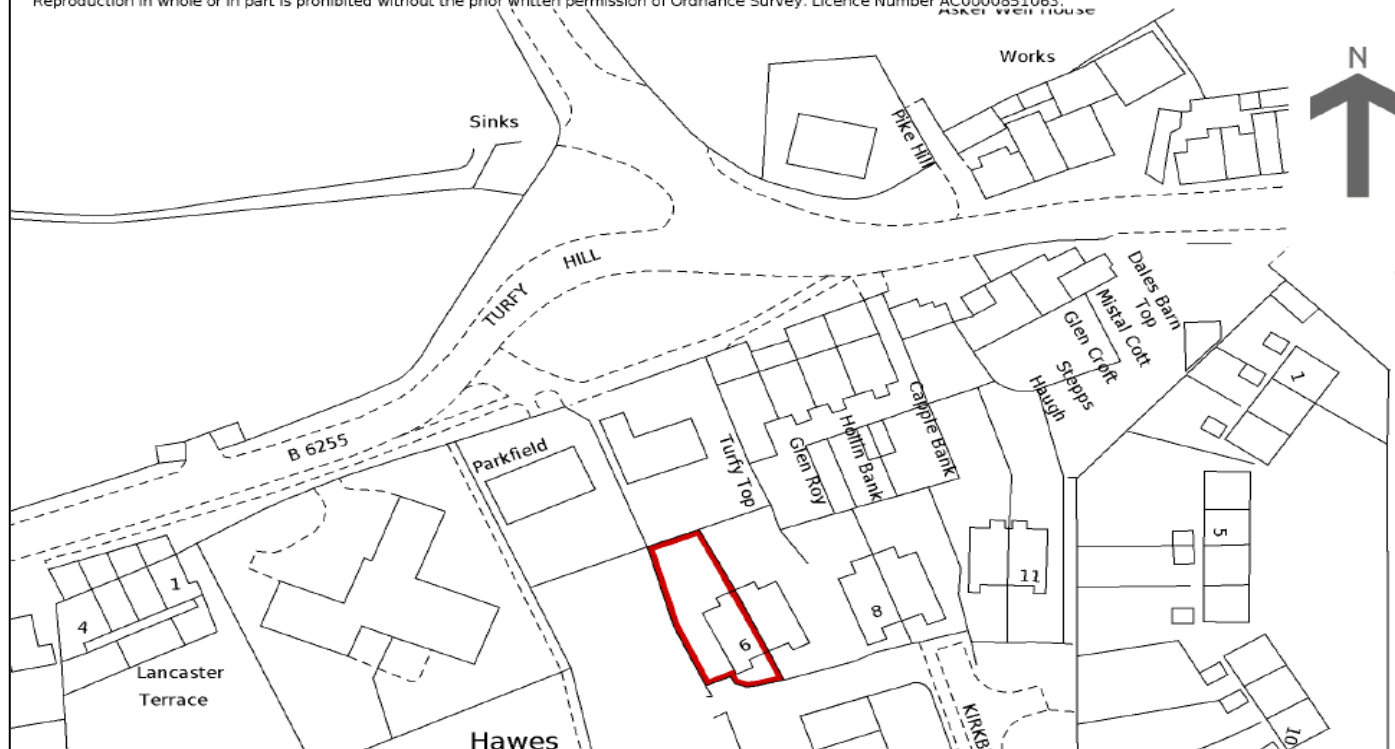
Ordnance Survey map reference **SD8689NE**

Scale **1:1250 enlarged from 1:2500**

Administrative area **North Yorkshire**



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ASKEL WITH HOUSE



6 Kirkbrides Way, Hawes



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2022

Energy Efficiency Rating		Current	Potential
Vary energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		80
(55-68)	D	70	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
<small>WWW.EPC4U.COM</small>			

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