



GLENKOBLA

REETH, SWALEDALE, DL11 6SG

£100,000
FREEHOLD

A Well Presented Quietly Situated Semi Detached Cottage enjoying a tucked away position close to Reeth village green within the heart of Swaledale. Established Holiday Let History. Entrance Hall, Open Plan Living Room/Kitchen, Bedroom, Bathroom/WC, Electric Heating, UPVC Double Glazing. Contents Available by Separate Negotiation. EER G13. NO ONWARD CHAIN.

NORMAN F. BROWN

Est. 1967

GLENKOBLA

• QUIETLY TUCKED AWAY COTTAGE • ONE
BEDROOM • OPEN PLAN LIVING
ROOM/KITCHEN • BATHROOM/WC • ELECTRIC
HEATING • UPVC DOUBLE
GLAZING • ESTABLISHED HOLIDAY LET
HISTORY • NO ONWARD CHAIN



DESCRIPTION

A Well Presented Quietly Situated Semi Detached Cottage enjoying a tucked away position close to Reeth village green within the heart of Swaledale. Established Holiday Let History. Entrance Hall, Open Plan Living Room/Kitchen, Bedroom, Bathroom/WC, Electric Heating, UPVC Double Glazing. Contents Available by Separate Negotiation. EER G13. NO ONWARD CHAIN.

ENTRANCE HALL

Electric convector heater, storage cupboard, fuse board cupboard, steps up to Living Room/Kitchen. Double glazed external door to side. Door to Bathroom.

OPEN PLAN LIVING ROOM/KITCHEN

Ceiling beam, flame effect electric fire, wall lights, pine corner cupboard, stairs up to bedroom, stainless steel single drainer sink unit with tiled splashback, laminate work surface, fitted cupboards and drawers, electric cooker space, cooker hood above, fridge space. Double glazed windows to side and rear.

BATHROOM/WC

Tiled surrounds, pedestal wash hand basin, electric shaver point with light and mirror, pine panelled bath with electric shower over and glass screen, wc, chrome heated towel ladder, wall mounted electric heater. Double glazed window to front. Door to Entrance Hall.

BEDROOM

RESTRICTED HEADROOM. Ceiling beam, wall light. Double glazed window to front. Airing cupboard containing hot water cylinder with immersion heater.

SERVICES

Mains electricity, water and drainage.

DIRECTIONS

The What3words location is
[sending.outboard.photocopy](https://www.what3words.com/sending.outboard.photocopy)

GENERAL INFORMATION

Viewing - By appointment with Norman F. Brown.

Tenure - Freehold.

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 – 18830176

Particulars Prepared – July 2026.

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

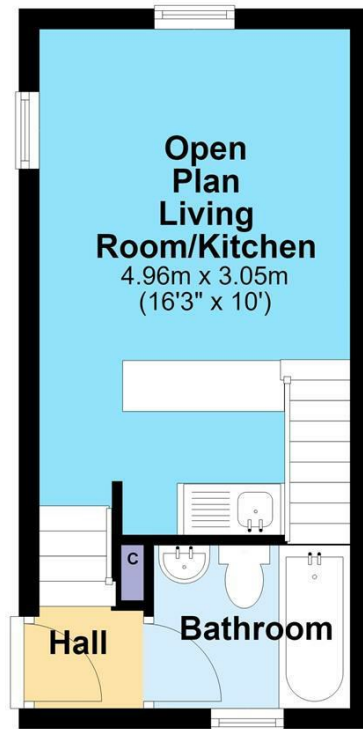
A life assurance policy may be required. Written quotation available upon request.

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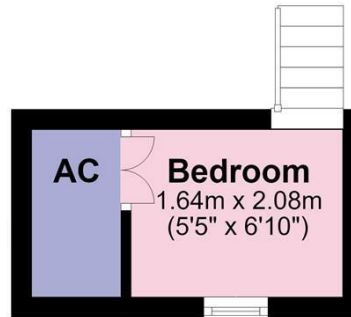
Ground Floor

Approx. 20.3 sq. metres (219.0 sq. feet)



First Floor

Approx. 5.0 sq. metres (53.9 sq. feet)



Total area: approx. 25.4 sq. metres (272.9 sq. feet)



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

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