



BUDS COTTAGE

PRESTON UNDER SCAR, WENSLEYDALE, DL8 4AJ

£245,000
FREEHOLD

A Well Presented Terraced Cottage of Character with south facing aspect within this desirable Wensleydale village, close to Leyburn. Entrance Porch, Lounge, Kitchen/Dining Room, 3 Bedrooms, Bathroom/WC, South Facing Front Garden, Night Storage Heating. Council Tax Band C. EER D61. NO ONWARD CHAIN.

NORMAN F. BROWN

Est. 1967

BUDS COTTAGE

• 3 BEDROOMS • CHARACTER COTTAGE • SOUTH FACING FRONT GARDEN • DESIRABLE WENSLEYDALE VILLAGE • NIGHT STORAGE HEATING • NO ONWARD CHAIN



DESCRIPTION

A Well Presented Terraced Cottage of Character with south facing aspect within this desirable Wensleydale village, close to Leyburn. Entrance Porch, Lounge, Kitchen/Dining Room, 3 Bedrooms, Bathroom/WC, Night Storage Heating. Council Tax Band C. EER D61. NO ONWARD CHAIN.

ENTRANCE PORCH

Half height panelled wall, beamed ceiling. Part glazed door to Lounge. Part glazed external door to front.

LOUNGE

Feature stone Inglenook fireplace with cast iron multi fuel stove and stone hearth, beamed ceiling, wall niche, feature pine wall panelling, night storage heater. Yorkshire sash windows to front, one with window seat. Pine doors to Kitchen/Dining Room, Entrance Porch and stairs to first floor.

KITCHEN/DINING ROOM

(ceiling height 6'3") Beamed ceiling with spotlights, ceramic sink unit with mixer tap, solid maple work tops, fitted cream floor cupboards and drawer, fitted pine wall cupboard with glazed door, fitted pine wall plate rack, fitted pine wall shelf unit, electric cooker space, fridge/freezer space, plumbing for washing machine, extractor fan, night storage heater, access to low level storage below the bathroom. Window to side. Pine door to Lounge. External door to the very small side yard.

HALF LANDING

Airing cupboard with insulated hot water tank with immersion heater, sky light. Door to Landing.

BATHROOM/WC

Pedestal wash hand basin with tiled splash back, electric shaver point with light, mirror, panelled bath with shower over and glass screen, wc, heated towel ladder, night storage heater, sky light. Window to rear. Pine door to Landing.

LANDING

Loft hatch. Plank doors to Bedrooms and Bathroom/WC.

BEDROOM 1

Built in wardrobes with tongue and groove boarded doors, night storage heater. Sash windows to front. Pine door to Landing.

BEDROOM 2

Built in wardrobe with plank door, loft hatch, night storage heater. Sash window to front. Plank door to Landing.

BEDROOM 3

Night storage heater. Sash window to side and casement window to rear. Plank door Landing.

OUTSIDE

To the Front

South facing garden with flower beds, stone flagged path and patio, wood store, entrance gate, electric meter cupboard.

To the side

Very small yard.

SERVICES

Mains electricity, water and drainage.

GENERAL INFORMATION

Viewing - By appointment with Norman F. Brown.

Tenure - Freehold. The title register is NYK 174910.

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 – 18799202

Particulars Prepared – May 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.

AML POLICY

AML Policy (When an offer is accepted):

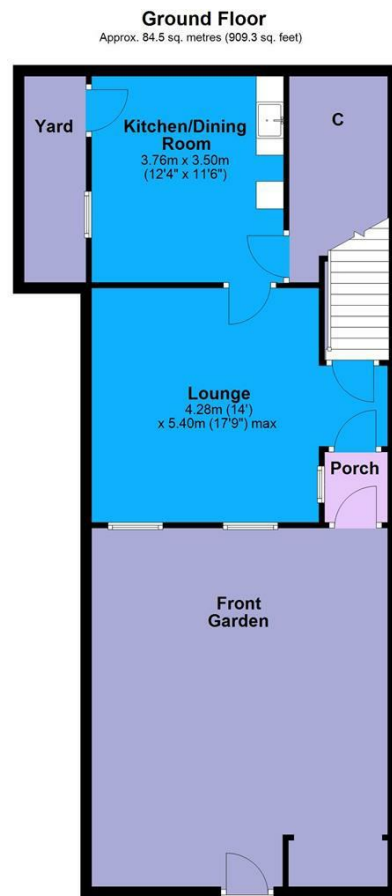
In accordance with The Money Laundering Regulations 2017, we are required by law to:

- Verify the identity of all buyers
- Check the Politically Exposed Persons and
- Check the Sanctions registers.
- Verify proof of and source of funds for the purchase - What form that takes depends on your position, but we ultimately need you to provide to us (in the office or via email) evidence of the funding you have in place for the purchase price. That may include proof of deposit, an Agreement in Principle from a lender or if you are a cash buyer, a Bank Statement.

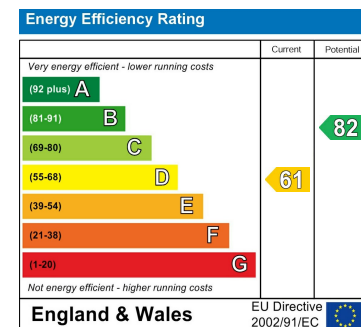
The cost of the Identity verification, PEP & Sanctions register checks are £15 for one person and £25 for two people. We will send you a link to the Guild 365 app (which you will need to download) to complete this.

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Total area: approx. 128.3 sq. metres (1381.2 sq. feet)



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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Est. 1967