



Wayside Silver Street, Reeth, Richmond, Yorkshire, DL11 6SR
Offers over £299,995



Wayside Silver Street, Reeth, Richmond, Yorkshire, DL11 6SR

UNEXPECTEDLY BACK ON THE MARKET

FABULOUS & BEAUTIFULLY PRESENTED Refurbished Home with GARAGE & PARKING. Stone-flagged floors, Bespoke Kitchen/Dining Room, Sitting Room with woodstove, 2 good Double Bedrooms & Shower Room. SOUTH Facing enclosed Rear Garden. Garage & Parking. The modern cottage is close to the centre of this famous Dales town, the capital of Swaledale – VIEWING an absolute must.

Refurbishments include: New Kitchen, Shower Room, Flooring Oak latch doors, UPVC, Double-glazed sash windows etc.

Reeth IS the heart of Swaledale - a market 'village' in the Yorkshire Dales National Park gathered around large Greens. There are 3 public houses, a restaurant & tea rooms, a primary school, village shops, bakers, a church, a village hall & a medical centre, a hairdresser, post office AND a weekly market. STUNNING Scenery, great walks & cycling, fly fishing & a great community.

HALL

Staircase to first floor & stone flooring.

SITTING ROOM 4.74m x 3.58m min (15'6" x 11'8" min)

Brick herringbone fireplace with woodstove, lovely stone flooring & UPVC double-glazed sash window to front. Useful store cupboard with stone flooring & light point. Doorway to:

KITCHEN/DINING ROOM 4.58m x 3.05m (15'0" x 10'0")

Beautifully finished with a bespoke range of units & shelving, wood-block worktops with inset sink, plumbing for washing machine & Stiebel Eltron water heating. Lovely stone flooring, UPVC double-glazed sash windows to rear & door to outside.

FIRST FLOOR LANDING

Coir/Sisal flooring & loft access.

BEDROOM 1. 4.58m max x 3.15m (15'0" max x 10'4")

Built-in store cupboard & 2 UPVC double-glazed sash window to front.

BEDROOM 2. 4.65m x 2.70m (15'3" x 8'10")

Coir/Sisal flooring & UPVC double-glazed sash window to rear.

SHOWER ROOM 2.26m x 1.74m (7'4" x 5'8")

Shower cubicle, inset vanity washbasin with drawer & inset push-flush WC. Attractive tiling, down-lighting & UPVC double-glazed sash window to rear.

OUTSIDE FRONT

Small rockery & gate to:

Enclosed SOUTH FACING GARDEN

Side access & storage area leading to a raised hard landscaped patio garden with flower/shrub border.

GARAGE 4.92m x 2.61m (16'1" x 8'6")

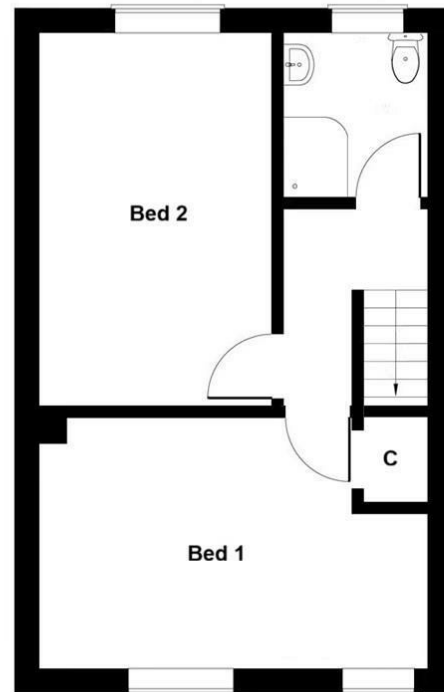
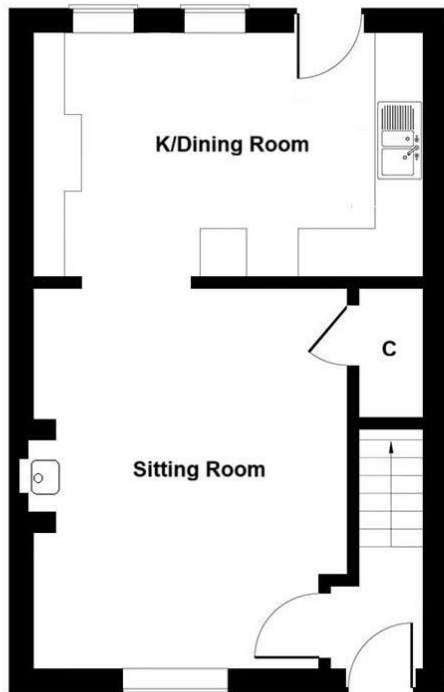
Re-roofed (2024) with double doors, light & power. Parking to front.

NOTE

- (1) Freehold
- (2) Council Tax Band: C
- (3) EPC: TBC
- (4) Mains Water, Electricity & Drainage

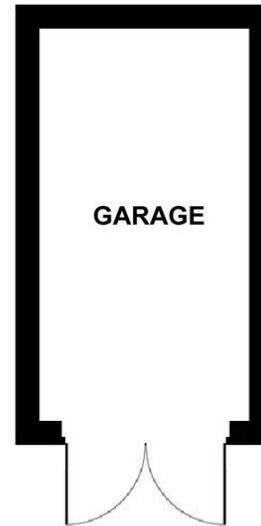


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FIRST FLOOR

Wayside Cottage



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.

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		

England & Wales EU Directive 2002/91/EC

