



Ashley Cottage Hudswell, North Yorkshire, DL11 6BQ
Asking price £295,000



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A GOOD SIZED 3 Bedroom Cottage - Amazing Views & Great Village. Ideal for a Young family or Professional Couple (Bedroom as Home-Office) &/or for ENTERTAINING. Large 6.04m x 5.12m into bay/19'9" x 16'9" Main Reception Room with Inglenook recess and wood burner stove, Kitchen/Breakfast Room, large Hall & Cloakroom/WC; 3 Bedrooms & Bath/Shower Room. Oil (Radiator) Central Heating & Heritage UPVC Double-Glazing. Adjoining Garage, Parking & very pleasant enclosed Cottage Garden with fabulous views.

Close to historic Richmond on the edge of The Yorkshire Dales National Park, Hudswell has its own award-winning community-owned George & Dragon pub (& small shop), great walks & superb scenery. There is excellent access to the A1(M) & A66 at Scotch Corner (about 6.5 miles) & Darlington mainline rail station about 15 miles (2 hours, 20 minutes to LONDON Kings Cross).

RECEPTION HALL 3.90m max x 2.85m max overall (12'9" max x 9'4" max overall)

Including staircase to first floor with under-stair storage area with light point. Composite double-glazed front door & UPVC double-glazed window to front.

CLOAKS/WC (Included in above measurements)

Washbasin, WC & double-glazed window to side.

KITCHEN/BREAKFAST ROOM

KITCHEN/BREAKFAST ROOM (VIEWS) 3.89m x 2.87m (12'9" x 9'4")

Fitted with a range of under-lit wall & floor units with worktops, 1 & ½ bowl sink & feature splash tiling. Integrated oven/grill & ceramic hob with stainless steel & glazed extractor over. Plumbing for washing machine. Engineered Oak flooring. UPVC double-glazed window & composite stable door to rear.

ADJOINING GARAGE 5.10m x 2.51m (16'8" x 8'2")

(See below)

MAIN RECEPTION ROOM (VIEWS) 6.04m x 5.12m into bay (19'9" x 16'9" into bay)

A lovely open room with Inglenook recess and marble hearth having a wood burner and floating wood mantle. UPVC double-glazed windows to front & rear & large 2.26m/7'4" UPVC double-glazed deep bay window to rear with fabulous views.

FIRST FLOOR LANDING (VIEWS)

2 double glazed windows to rear with great Views.

BEDROOM 1 (VIEWS) 4.48m x 2.97m (14'8" x 9'8")

Dual aspect with UPVC double-glazed windows to front & rear, the latter with superb views.

BEDROOM 2. 3.30m x 2.99m (10'9" x 9'9")

Shelved nook, loft access & UPVC double-glazed window to front.

BEDROOM 3. 3.21m x 2.29m min (10'6" x 7'6" min)

Plus built-in shelved Airing Cupboard, loft access & UPVC double glazed window to front.

BATH/SHOWER ROOM (VIEWS) 2.14m x 1.84m (7'0" x 6'0")

Panelled bath with Mira drench shower over, washbasin & WC. Wood effect vinyl, tiling to walls and contemporary wall mounted mirror. UPVC double glazed window to rear.

OUTSIDE FRONT

Block paved hard-standing area with outside light points leading to:

ADJOINING GARAGE 5.10m x 2.51m (16'8" x 8'2")

Trianco oil fired boiler, strip-lighting & power. New garage door (2 doors, regular opening) double glazed side window & door to:

ENCLOSED REAR GARDEN (VIEWS)

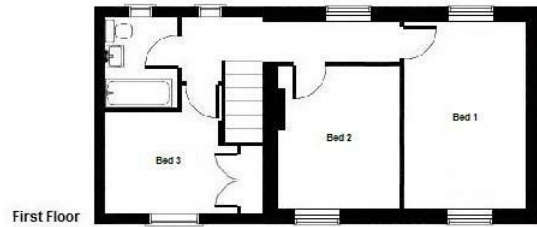
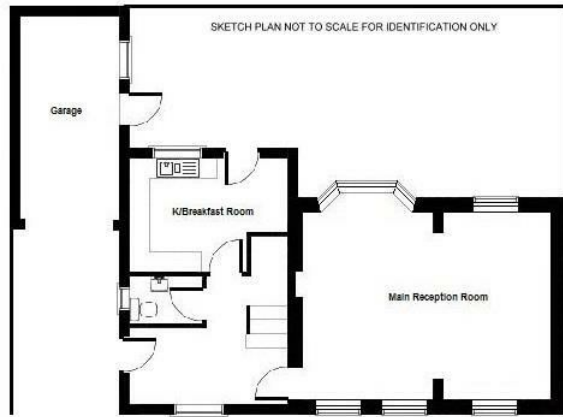
Stone boundary wall, small lawn with flower/shrubs, 2 flagged patio areas & cold-water tap. FABULOUS OPEN REAR VIEWS over to Willance's Leap (deer, an abundance of birds etc).


NOTE

- (1) Council Tax Band: C
- (2) EPC:
- (3) Heritage UPVC Windows



ASKING PRICE £295,000



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C		
(55-68) D		
(39-54) E	50	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC 