



Rose Dene

Town Foot, Hawes, North Yorkshire, DL8 3NH



Robin Jessop

A CHARMING STONE COTTAGE IN THE CENTRE OF HAWES WITH VIEWS OF STAG'S FELL

- Traditional Stone Cottage
- Two Bedrooms
- Central Town Location
- Character Features
- Ideal Full Time or Holiday Home
- Guide Price: **Offers In Excess of £220,000**

SITUATION

Sedbergh 15 miles. Leyburn 16 miles. Ingleton 17 miles. Kendal 26 miles. Northallerton 35 miles. Main Railway Line at Garsdale 7 miles.

Hawes is a popular and thriving market town within the Yorkshire Dales National Park. The town benefits from a good range of independent shops, cafes, pubs and amenities including the famous Wensleydale Creamery.

DESCRIPTION

Rose Dene is an attractive, stone cottage which stands well within the popular town of Hawes in the Yorkshire Dales National Park. The property is well presented and offers comfortable accommodation across two floors with views across the town to Stag's Fell at the front.

The accommodation comprises a kitchen diner with the staircase leading up to the first floor. The kitchen has underfloor heating and features a good range of units which are completed by space for appliances and ample space for a dining table. There is a door leading out to the rear. The living room has a window to the front together with a front door and a fireplace which could be opened to incorporate a log burner.

To the first floor there are two double bedrooms and a house bathroom with WC, hand basin and bath with electric shower over. The loft is accessed via a hatch on the landing and offers excellent storage and is well insulated.

Externally the property is complemented by a small patio area at the front which is behind traditional railings. This offers space for



seating and potted plants with views of Stag's Fell in the distance. To the rear is a stone store which houses the oil tank.

Overall, Rose Dene would make an excellent full-time home or holiday home in the Yorkshire Dales.

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.

WHAT3WORDS

///studs.petrified.critic

FIXTURES & FITTINGS

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

TENURE

Freehold with vacant possession.

COUNCIL TAX

Band C.

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 Tel: 01609 780780

LOCAL PLANNING AUTHORITY

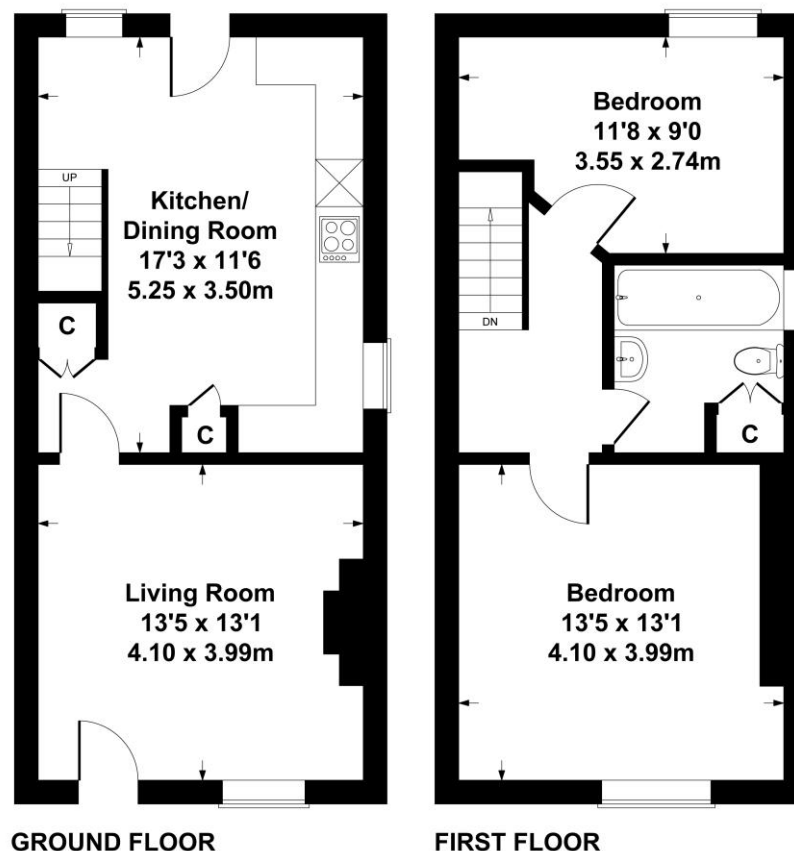
Yorkshire Dales National Park Authority, Yoredale, Bainbridge, Leyburn, North Yorkshire, DL8 3EL. Tel: 01969 652300



Rose Dene, Hawes, DL8 3NH

Approximate gross internal area

House 77 sq m - 829 sq ft



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.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		80
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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