HARKER VIEW COTTAGE

REETH, SWALEDALE, DL11 6TW

£250,000

FREEHOLD

Having an Established Holiday Let History, this Deceptively Spacious Well Presented Traditional Cottage is conveniently located close to Reeth village green, within the heart of Swaledale. Entrance Hall, Lounge, Kitchen/Dining Room, Utility Room, Downstairs Shower Room/WC, 3 Double Bedrooms, First Floor Bathroom/WC, Small Rear Patio, Outside Stores, Modern ROINTE electric radiators, UPVC Double Glazing. EER E49. NO ONWARD CHAIN.

NORMAN F.BROWN

Est. 1967

HARKER VIEW COTTAGE

• 3 DOUBLE BEDROOMS • DECEPTIVELY SPACIOUS • WELL PRESENTED • HANDY FOR VILLAGE AMENITIES • ELECTRIC HEATING • UPVC DOUBLE GLAZING • SMALL REAR PATIO • OUTSIDE STORES • NO ONWARD CHAIN

DESCRIPTION

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ENTRANCE HALL

Dado rail, picture light, ROINTE electric radiator, varnished pine boarded floor. Double glazed entrance door to front. Pine doors to Lounge and Kitchen/Diner.

LOUNGE

Feature fireplace mantle and surrounds with tiled backing surround and wood burning stove, dado rail, television point, picture light, ROINTE electric radiator. Double glazed window to front. Door to Entrance Hall.

KITCHEN/DINING ROOM

Tiled surrounds, stainless steel single drainer sink unit with mixer tap, laminate work surfaces, cream cupboards and drawers with under lighting, built-in electric oven and 4 ring ceramic hob with extractor over, dado rail, ROINTE electric radiator, ceiling LED spotliights. Double glazed window to side. Doors to Entrance Hall and Utility Room.

UTILITY ROOM

Laminate work surface, fitted wall cupboard, plumbing for slim dishwasher, plumbing for washing machine, ceramic tiled floor, fridge/freezer space. Double glazed entrance door to rear yard. Double glazed window to rear. Doors to Kitchen/Dining Room and Shower Room/WC.

SHOWER ROOM/WC

Tiled surrounds, pedestal wash hand basin, corner shower cubicle with electric Mira Sport shower, extractor fan, low level WC, ROINTE electric heated towel ladder, electric wall heater, understairs storage cupboard, tiled floor, ceiling LED spotlights. Double glazed window to rear. Door to Utility Room and understairs cupboard.

LANDING

Dado rail, ROINTE electric radiator, fuse boards, access to loft space. Double glazed window to rear. Doors to Bedrooms and Bathroom/WC.

BEDROOM 1

Feature cast iron surround fireplace, ROINTE electric radiator. Double glazed window to side. Door to Landing.

BEDROOM 2

feature cast iron surround fireplace, ROINTE electric radiator. Double glazed window to front. Door to Landing.

BEDROOM 3

ROINTE electric radiator. Double glazed window to front. Door to Landing.

BATHROOM/WC

Half tiled walls, pedestal wash hand basin, panelled bath, low level WC, electric shaver point with light, chrome heated towel ladder. Double glazed window to rear. Door to Landing.

OUTSIDE

SMALL STONE FLAGGED PATIO TO THE REAR

Outside Store - 2.44m x 2.9m (8'0" x 9'6") Fitted shelves, power connected. Double glazed window to front.
Further smaller Outside Store

We understand that there is a pedestrian right of way in favour of the subject property to the rear and across the back of neighbouring properties around and onto the main road.

SERVICES

Mains Electricity, Water and Drainage.

GENERAL INFORMATION

Viewing - By appointment with Norman F. Brown.

Tenure - Freehold. The title register is NYK 197648.

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 – 18823703.

Particulars Prepared – June 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.

HARKER VIEW COTTAGE

PRIVATE
GARDEN

HARKER VIEW COTTAGE

ADDITIONAL INFORMATION

Local Authority – North Yorkshire Council

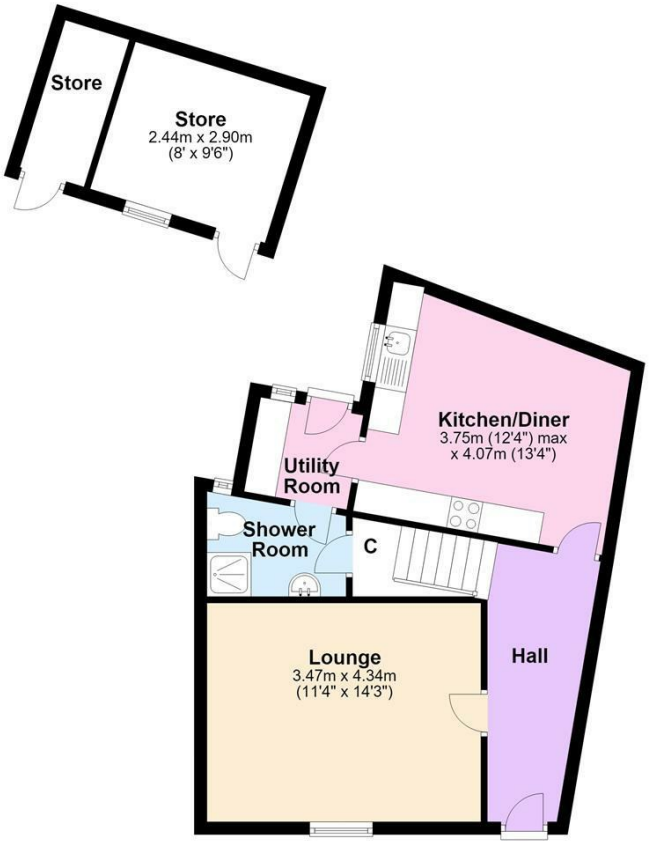
Council Tax – Band Exempt

Viewings – By Appointment Only

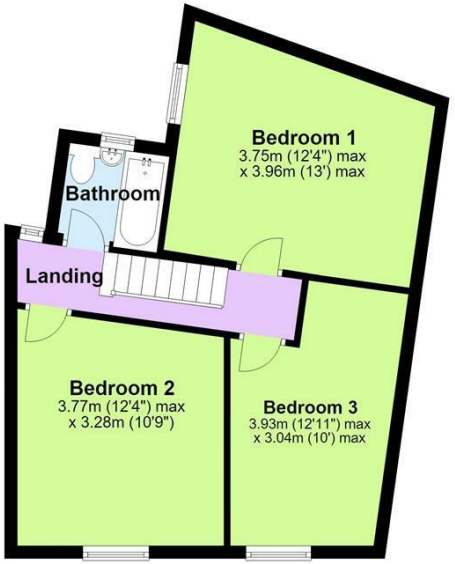
Floor Area – 1040.00 sq ft

Tenure – Freehold

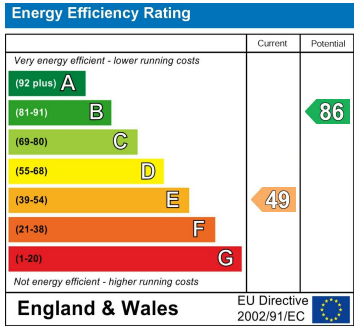
Ground Floor
Approx. 54.1 sq. metres (582.7 sq. feet)



First Floor
Approx. 42.6 sq. metres (458.1 sq. feet)



Total area: approx. 96.7 sq. metres (1040.9 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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