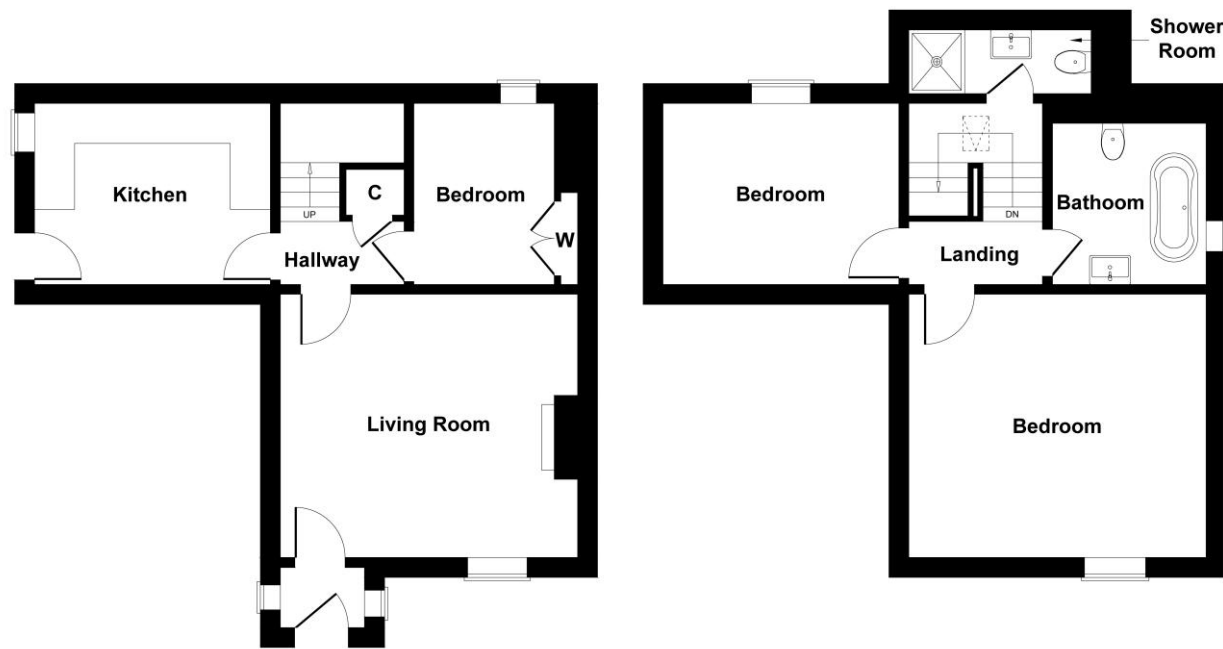


Burnside Cottage, Gunnerside, DL11 6LE



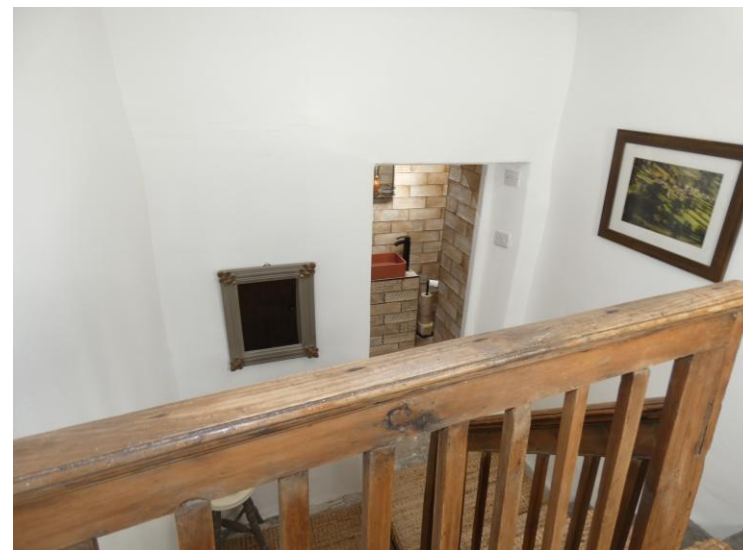
GROUND FLOOR

FIRST FLOOR

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.

Produced by Potterplans Ltd. 2022



Set in the heart of the village overlooking Gunnerside Gill a period end-terrace cottage property of great character substantially upgraded more recently with quality kitchen, bathroom and shower room fittings, offering generous two/three bedroom accommodation, retaining beamed ceilings and natural stonework, ideal as a main or holiday home within the Yorkshire Dales National Park.

ENTRANCE HALL – LIVING ROOM – INNER HALL – KITCHEN – SITTING ROOM/BEDROOM 3 – BATHROOM/WC – SHOWER ROOM/WC – 2 BEDROOMS – FRONT AND REAR COURTYARD GARDENS

ELECTRIC HEATING

DOUBLE GLAZING

OFFERS OVER £300,000

Burnside Cottage, Gunnerside, DL11 6LE

The accommodation extends to.....

ENTRANCE HALL:

With glazed panelled entrance door, stone flagged floor and opening to....

LIVING ROOM:

(14'10" x 13') A spacious living room with window to the front, part panelled and having timber surround fireplace with inset cast-iron stove, alcove shelving and stripped wood flooring.



INNER HALL:

With original stone staircase to the first floor and understairs cupboard.

KITCHEN:

(9'5" x 11'5") Fitted with a comprehensive range of modern units with marble worksurfaces, sink unit, built-in fridge, freezer, oven, hob and extractor and door to the rear.



SITTING ROOM/BEDROOM 3:

(7'11" x 7'10") A useful additional room, part panelled with feature stonework, beamed and boarded ceiling and window to the rear.

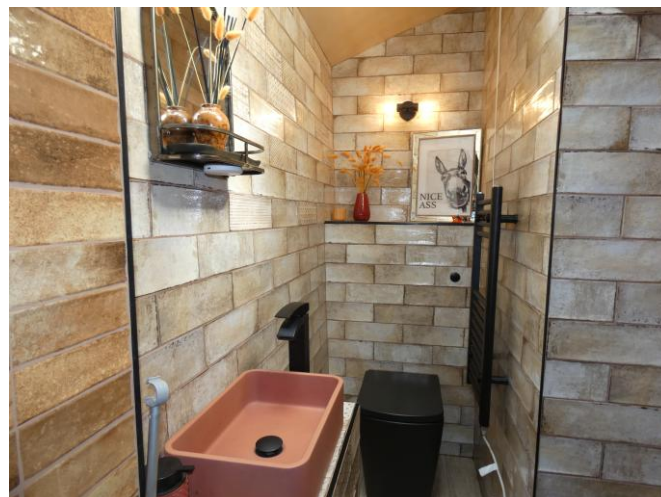


LANDING:

An open landing area with roof light window.

SHOWER ROOM/WC:

Fully tiled and having quality modern fittings with shower cubicle, wash-hand basin in vanity unit, WC and heated towel rail.



BATHROOM/WC:

(7'6" x 7'5") Again with modern fittings of roll-top bath with shower attachment, pedestal wash-hand basin, WC and heated towel rail.



BEDROOM 1:

(14'8" x 13'1") A good-size double bedroom with window to the front.



BEDROOM 2:

(8'8" x 11') A further good-size bedroom.



EXTERNAL:

Gravelled forecourt garden to the front with neat stone walling and raised borders.

Stone flagged rear courtyard with external light, gate to the rear, **pergola canopy** and **store**.



Finer Information

- **Tenure:** Freehold
- **Services:** Mains water, drainage and electricity.
- **Broadband & Mobile:** Please check the Ofcom website for suppliers available.
- **Council Tax Band:** C
- **EPC Rating:** F
- **Heating:** Electric heating & woodburner stove.
- **Note:** Newly fitted kitchen and shower room.
- **Note:** New cast-iron woodburner stove.