



WASSET FELL VIEW

THORALBY, BISHOPDALE, DL8 3SU

£285,000
FREEHOLD

A Nicely Situated Semi Detached Cottage with private garden and superb views over open countryside to the rear within this desirable Yorkshire Dales village. Entrance Porch, First Floor Lounge, Kitchen/Dining Room, Inner Hallway, Rear Porch, Study/Bedroom 4, 3 Bedrooms, Bathroom, Separate WC, Integral Garage, Store Rooms, Private Rear Garden, Night Storage Heating, UPVC Double Glazing. Council Tax Band E. EER E39. NO ONWARD CHAIN.

NORMAN F. BROWN

Est. 1967

WASSET FELL VIEW

• 3/4 BEDROOMS • PRIVATE REAR GARDEN • LOVELY OPEN VIEWS TO THE REAR • GARAGE • DESIRABLE DALES VILLAGE • ELECTRIC HEATING • UPVC DOUBLE GLAZING • NO ONWARD CHAIN



DESCRIPTION

A Nicely Situated Semi Detached Cottage with private garden and superb views over open countryside to the rear within this desirable Yorkshire Dales village. Entrance Porch, First Floor Lounge, Kitchen/Dining Room, Inner Hallway, Rear Porch, Study/Bedroom 4, 3 Bedrooms, Bathroom, Separate WC, Integral Garage, Store Rooms, Private Rear Garden, Night Storage Heating, UPVC Double Glazing. Council Tax Band E. EER E39. NO ONWARD CHAIN.

ENTRANCE PORCH

Double glazed window to side. Double glazed external door to side. Oak door to Kitchen/Dining Room.

KITCHEN/DINING ROOM

Beamed ceiling, slate and marble surround open fireplace, night storage heater, stainless steel single drainer sink unit with mixer tap, laminate work surfaces, light oak effect cupboard and drawers, built in 4 ring ceramic hob with extractor hood over, slim dishwasher space, telephone point. Double glazed windows to front and rear. Oak door to Entrance Porch. Door to Inner Hall.

INNER HALLWAY

Understairs cupboard, cloak cupboard, night storage heater, coving, stairs to first floor. Glazed door to Rear Porch. Door to Kitchen/Dining Room.

REAR PORCH

Double glazed external door to rear. Glazed door to Inner Hall.

LANDING

Coving, access to loft with drop down hatch and pull down ladder. Internal window to Bedroom 2. Doors to Lounge, Bedrooms and Bathroom and WC.

LOUNGE

Coving, night storage heater. Double glazed bay windows to rear providing superb views. Doors to Study/Bedroom 4 and Landing.

BEDROOM 1

Coving, built in wardrobe, night storage heater. Double glazed window to rear. Door to Landing.

BEDROOM 2

Coving, built in wardrobes, electric panel heater. Internal window to Landing. Double glazed window to front. Door to Landing.

BEDROOM 3

Coving, built in cupboard and shelves. Double glazed window to rear. Door to Landing.

STUDY/BEDROOM 4

Coving. Double glazed window to rear. Door to Lounge.

BATHROOM

Fully tiled walls, pedestal wash hand basin, panelled bath with mixer tap and shower head attachment, separate shower cubicle with electric shower, airing cupboard containing hot water cylinder, linen cupboard, night storage heater. Double glazed window to front. Door to Landing.

WC

Vanity wash basin with tiled splashback, wall cupboard, wc. Double glazed window to front. Sliding door to Landing.

INTERGRAL GARAGE

Integral Garage

Light and power socket, up and over door to front, workshop and stores. Upvc external door to Rear Garden.

OUTSIDE

To the front

Concrete hardstanding, lawn.

Private South East Facing Garden

Backing into open countryside comprising lawn, shrubs, raised water feature.

SERVICES

Mains electricity, water and drainage.

GENERAL INFORMATION

Viewing - By appointment with Norman F. Brown.

Tenure - Freehold. The title register is NYK 265846.

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 – 18826350

Particulars Prepared – September 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.

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ADDITIONAL INFORMATION

Local Authority – North Yorkshire Council

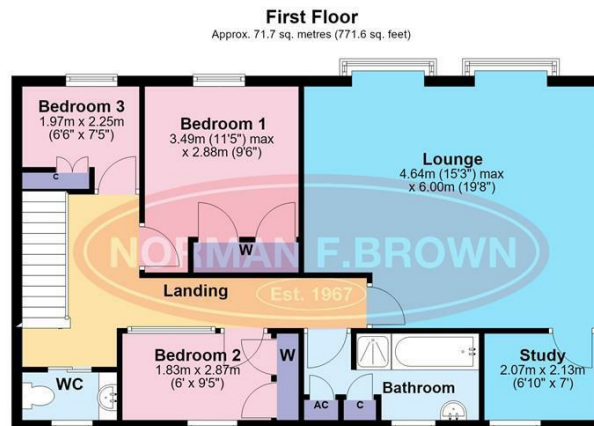
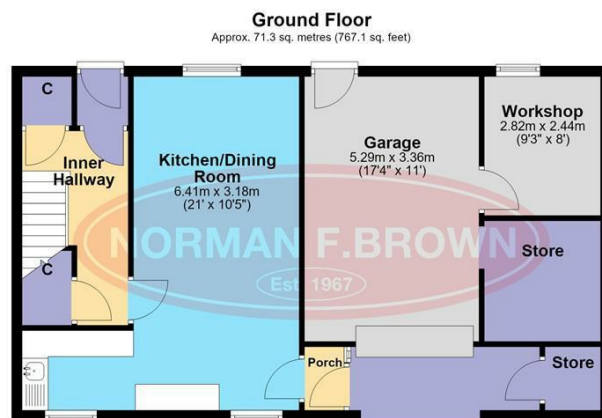
Council Tax – Band E

Viewings – By Appointment Only

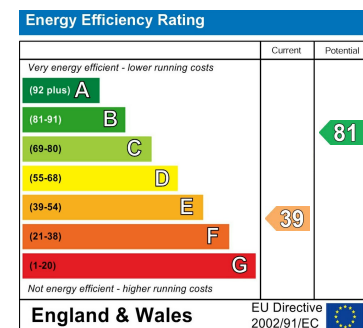
Floor Area – 1538.00 sq ft

Tenure – Freehold





Total area: approx. 142.9 sq. metres (1538.6 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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