





EAST END COTTAGE, INGS LANE,

SNAPE, BEDALE, DL8 2TQ

£270,000

FREEHOLD

Hidden away in the picture postcard village of Snape, just south of Bedale, is this delightful two-bedroom character cottage offering the perfect blend of traditional charm, attractive village and a convenient location. With its picturesque setting, this property is ideal for those seeking a tranquil lifestyle from a home that benefits from a private garden, off street parking and is offered for sale with no onward chain.

NORMAN F.BROWN

Est. 1967

EAST END COTTAGE, INGS LANE,

• Two Double Bedrooms • Character End Terrace Cottage • Off Street Parking and Garage • Private Gardens • Popular Village Location • Ideal Location For Bedale, Masham, Ripon & The A1(M) • Oil and Multifueled Stove Heating & Double Glazing • No Onward Chain • Video Tour Available • Enquire Today For Your Personal Viewing





The Property

East End Cottage is a stylish & characterful two bedroom end terraced cottage offering a spacious layout and squirrelled away in a quiet position within the heart of this popular village to the South of Bedale.

The cottage opens into anentrance porch at the side leading to a hallway to the sitting room & dining kitchen. The bright sitting room has exposed beams and port hole windows to the side plus a multi fuel stove offering an efficient and versatile heating solution, providing a warm and inviting atmosphere.. The dining kitchen has a country style with space for a central dining table and chairs ideal for entertaining. The kitchen itself comprises of a range of wall and base units with a work surface over having tiled splashbacks and a one and a half bowl sink with a draining board. There are built in appliances including a four ring electric hob with an extractor hood over and an electric oven under plus a fridge freezer, dishwasher and a washing machine. An understairs cupboard provides extra storage and a rear porch leads out to a back yard where there is the gas bottle store and space for storing bins.

The first floor landing has a built in cupboard and a loft hatch and leads to the two double bedrooms and the shower room. Bedroom one is an excellent double with a window to the front and built in wardrobes provide more storage. Bedroom two is another double, again with useful built in wardrobes which also house the hot water cylinder. The shower room comprises of a large shower enclosure with sliding screen doors and an electric shower plus a pedestal mounted washbasin and a low level W.C.

Outside

To the side is a driveway leading to the garage and parking spaces. The garage has an up and over door, lighting and power points plus a coal store and a personal door into the back yard at the rear of the house. Beyond the parking space and garage, a pergola leads through to a private lawned garden with a paved seating area, ideal for sitting out and entertaining and enjoying the mature shrub borders. The garden is enclosed by hedged boundaries with a raised wall to the rear giving separation from the Beck.

Location

Snape is village in the Hambleton district of North Yorkshire, located about 3 miles south of Bedale and 3 miles west of the A1M. There is a local Deli shop, Village Hall, Primary School and Pub. The village has many historic connections. It was the site of a Roman villa, and had a connection to the mother and wife of Richard III. Snape Castle was the residence of Catherine Parr and her husband, John Neville, 3rd Baron Latimer, before she became the sixth wife of King Henry VIII. It also had an involvement in the Pilgrimage of Grace in 1536, when Catherine Parr and her step-children were held captive at the castle. Snape castle was originally built c.?1430 and was later divided into two domestic premises before being reunited as one home in 2003.

General Notes

Viewing - by appointment with Norman F. Brown.

Local Authority – North Yorkshire Council
Tel: (01609) 779977

Council Tax Band – B

Tenure – We are advised by the vendor that the property is Freehold.

The two other properties in the terrace have a right of

vehicular access to the driveway to the rear of the property. The access is down the lane and turns at the end of the garage.

Construction: Standard

Conservation Area - Yes (Snape)

Listed Building - No

Utilities

Water – Mains (Yorkshire Water)

Heating: Gas – Bottles or multifuel log burning stove

Water – Hot water cylinder/Immersion Heater or from the Log Burning Stove

Drainage: Mains

Mobile & Broadband:

www.ofcom.org.uk/phonesandbroadband/coverage-and-speeds/pfcom-checker

Flood Risk: Very Low

Has the property ever suffered a flood in the last 5 years – No

Restrictive Covenants: Not Known

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.

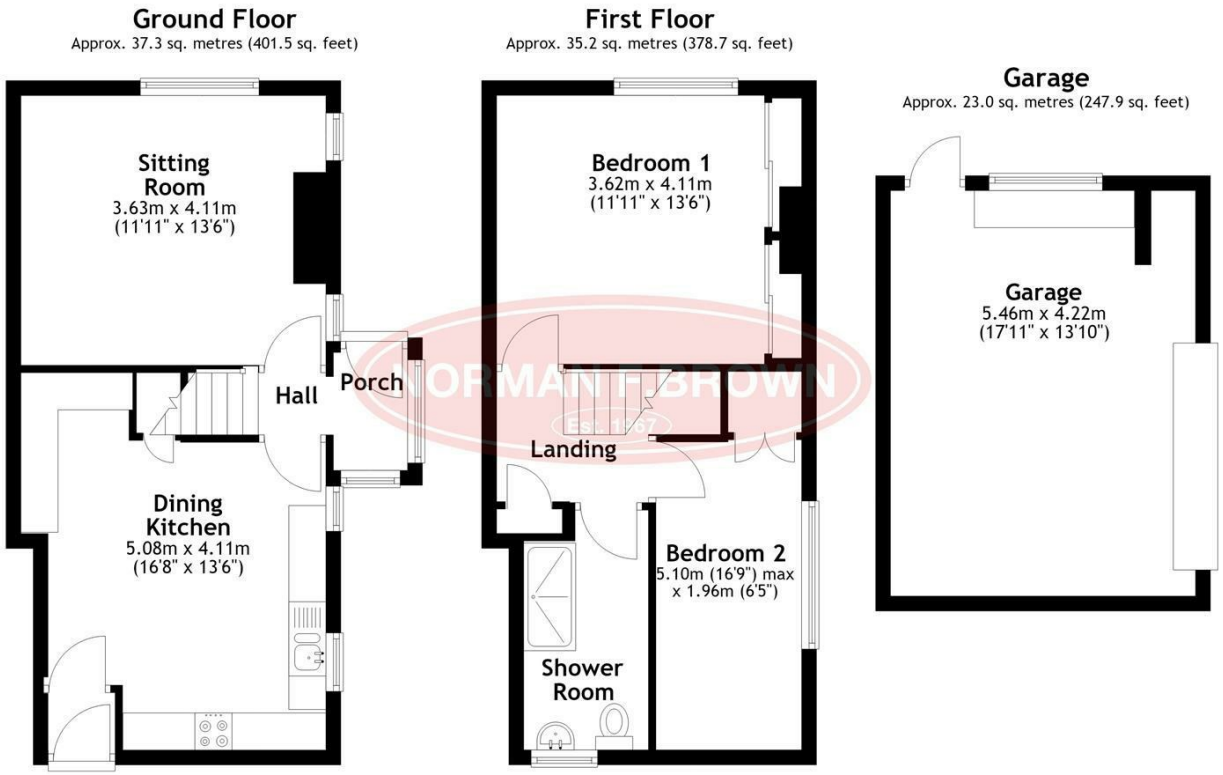
The cost of the Identity verification, PEP & Sanctions register checks are £15 for one person and £25 for two people. We will send you a link to the Guild 365 app (which you will need to download) to complete this.

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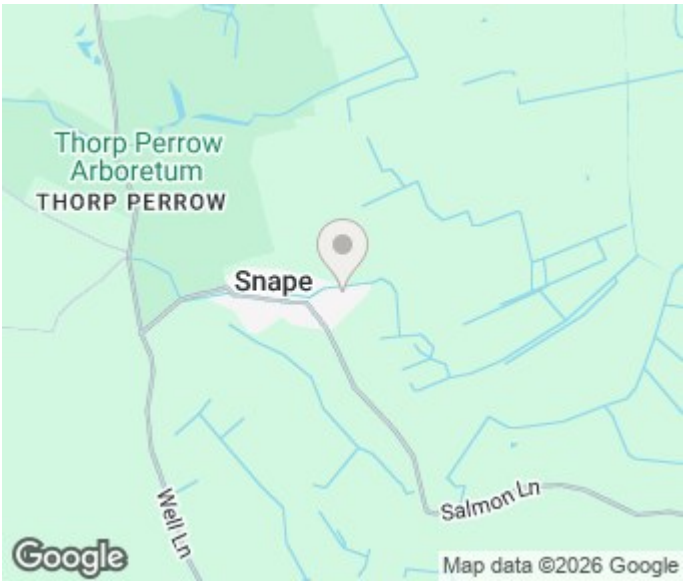


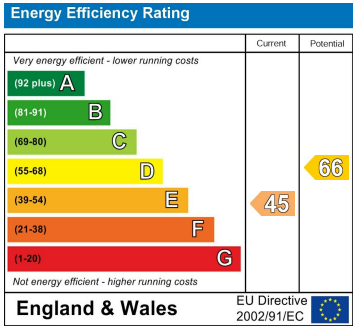






Total area: approx. 95.5 sq. metres (1028.1 sq. feet)





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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