



4 Stags Fell Court, Hawes, DL8 3SN  
**£595**

**GROUND FLOOR ACCOMMODATION:****ENTRANCE LOBBY 1.68m x 1.62m (5'6" x 5'3")**

Slate tiled floor &amp; down-lighting. Door with side screen to:

**Spacious RECEPTION AREA 3.69m x 1.59m (12'1" x 5'2")**

Intercom entrance telephone &amp; down-lighting. Open to:

**Spacious SITTING & DINING ROOM 6.11m x 3.42m (20'0" x 11'2")**

A large dual aspect room with TV &amp; Telephone points. Double glazed windows to front &amp; side, &amp; door to outside.

**KITCHEN 3.51m x 1.65m (11'6" x 5'4")**

Fitted with a range of under-lit wall &amp; floor units with woodblock &amp; Granite worktops with inset 1 &amp; ½ bowl sink. Integrated Neff electric oven/grill &amp; ceramic hob with extractor over; integrated Neff fridge. Creda automatic washing machine &amp; Hotpoint condensing dryer. Double glazed window to side.

**Double BEDROOM 1. 4.63 m x 3.02m (15'2" m x 9'10")**

Including fitted wardrobes with storage over. A part-vaulted room with TV &amp; Telephone points. 2 double glazed Velux windows &amp; double glazed window to side.

**Double BEDROOM 2. 3.44m x 2.80m (11'3" x 9'2")**

Including fitted wardrobes. A dual aspect room with TV &amp; Telephone points. Double glazed windows to front &amp; side.

**INNER HALL**

Built-in airing cupboard housing water tank &amp; electric central heating boiler.

**Stylish BATH/SHOWER ROOM**

Panelled bath with shower over &amp; screen, inset washbasin &amp; inset WC with display ledge, vanity mirror &amp; shaver point. Double glazed Velux window.

**OUTSIDE**

Access to the property is through an archway leading to a quiet communal COURTYARD with allocated parking for one car. Shared bin &amp; storage areas under the approach archway.

**NOTES**

## NATIONAL PARK CRITERIA, TO MEET ONE OF THE FOLLOWING:

\* Existing residents of the National Park establishing a separate household.

\* A head of household who is or whose partner is in or taking up full-time or permanent employment in an already established business within the National

Park (or in another part of the parish split by the National Park boundary) and any member of such household.

\* Householders currently living permanently in a dwelling which is either shared but not self contained, overcrowded or is otherwise unsatisfactory by environmental health standards and which is within the National Park (or in another part of the parish split by the National park boundary)

\* Elderly or disabled persons requiring sheltered or otherwise more suitable accommodation which already live permanently within the National Park (or in another part of a parish split by the National Park boundary).

\* Persons having to leave tied accommodation within the National Park (or in another part of a parish split by the National Park boundary).

\* Former residents of the National Park (or in another part of a parish split by the National Park boundary) with close relatives in the National Park (or in another part of a parish split by the National Park

boundary) whose case is accepted in writing by the National Park Authority as having exceptional need to return to the National Park.

\* Such persons in addition in the categories set out in the above paragraphs accepted by the National Park Authority as having a proven need to live within the national Park as may be authorised by the National Park Authority.

