



**5 RIVERDALE**  
**BAINBRIDGE, WENSLEYDALE, DL8 3GA**

**£255,000**  
**FREEHOLD**

A Well Proportioned Upside Down Terraced Cottage enjoying a tucked away location within this desirable Wensleydale village. Entrance Porch, Lounge/Dining Room, Kitchen, 2 Double Bedrooms, En-Suite Shower Room/WC, Bathroom/WC, Private West Facing Patio Garden, Off Street Parking for one car, Oil Fired Central Heating, Double Glazing. Council Tax Band B. EER D57. NO ONWARD CHAIN.

**NORMAN F. BROWN**

Est. 1967

# 5 RIVERDALE

- 2 DOUBLE BEDROOMS • PARKING FOR 2 CARS • WEST FACING PATIO GARDEN • TUCKED AWAY LOCATION • OIL CENTRAL HEATING • DOUBLE GLAZING • NO ONWARD CHAIN



## DESCRIPTION

A Well Proportioned Upside Down Terraced Cottage enjoying a tucked away location within this desirable Wensleydale village. Entrance Porch, Lounge/Dining Room, Kitchen, 2 Double Bedrooms, En-Suite Shower Room/WC, Bathroom/WC, Private West Facing Patio Garden, Off Street Parking for one car, Oil Fired Central Heating, Double Glazing. Council Tax Band B. EER D57. NO ONWARD CHAIN.

## ENTRANCE PORCH

Coat rack, fuse board. Upvc double glazed door to front. Part glazed door to Lounge.

## LOUNGE

Electric fire with marble effect surrounds and pine mantle, oak effect laminate floor, 2 radiators, cupboard containing oil fired boiler. Double glazed window to front with vertical blinds. Archway to Dining Area. Stairs to Ground Floor. Part glazed door to Porch.

## DINING AREA

Oak effect laminate floor, radiator. Double glazed windows to front and side with vertical blinds. Archway to Kitchen.

## KITCHEN

Tiled surrounds, stainless steel drainer sink unit, laminate work surfaces, cream cupboards and drawers, built in electric oven and 4 ring ceramic hob, extractor hood, built in fridge, built in freezer, plumbing for washing machine, plumbing for dishwasher, oak effect laminate floor, ceiling halogen spotlights. Double glazed window to side. Archway to Dining Area.

## INNER HALL

Understairs cupboard, radiator, ceiling beams. Doors to Bedrooms and Bathroom/WC.

## BEDROOM 1

Radiator. Double glazed windows to side. Doors to En-Suite and Inner Hall.

## EN-SUITE SHOWER ROOM/WC

Tiled walls, pedestal wash hand basin, large shower cubicle with glass doors, extractor fan, wc, radiator, ceiling halogen spotlights. Double glazed window to side with vertical blinds. Door to Bedroom 1.

## BEDROOM 2

Beamed ceiling, radiator. Double glazed window to front. Door to Inner Hall.

## BATHROOM/WC

Tiled surrounds, pedestal wash hand basin, panelled bath, extractor fan, wc, radiator, beamed ceiling, ceiling halogen spotlights. Door to Landing.

## OUTSIDE

Private west facing walled patio garden with stone flags, raised flower bed, light, cold water tap, plastic oil tank, gravel parking, steps down to concrete yard with timber garden shed.

## SERVICES

Mains electricity, water and drainage. Oil Fired Central Heating.

## GENERAL INFORMATION

Viewing - By appointment with Norman F. Brown.

Tenure - Freehold. The title register is NYK 290040.

Local Authority - North Yorkshire Council – Tel: 0300 1312131

[www.northyorks.gov.uk](http://www.northyorks.gov.uk)

Broadband and Mobile Phone Coverage – please check using this website

<https://checker.ofcom.org.uk>

Property Reference – 18748537

Particulars Prepared – March 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.

## 5 RIVERDALE





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### ADDITIONAL INFORMATION

**Local Authority** – North Yorkshire Council

**Council Tax** – Band B

**Viewings** – By Appointment Only

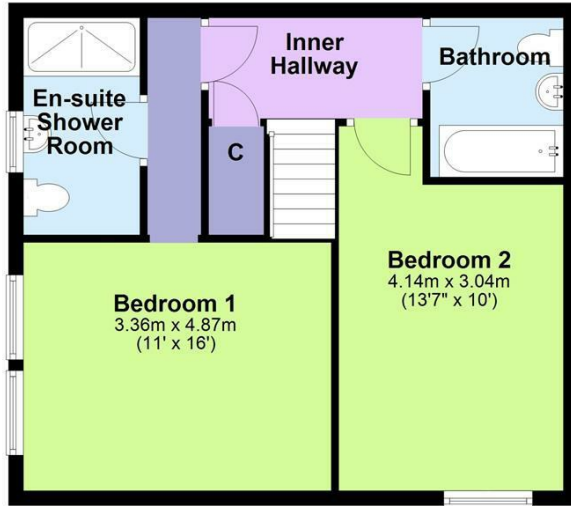
**Floor Area** – 1009.00 sq ft

**Tenure** – Freehold



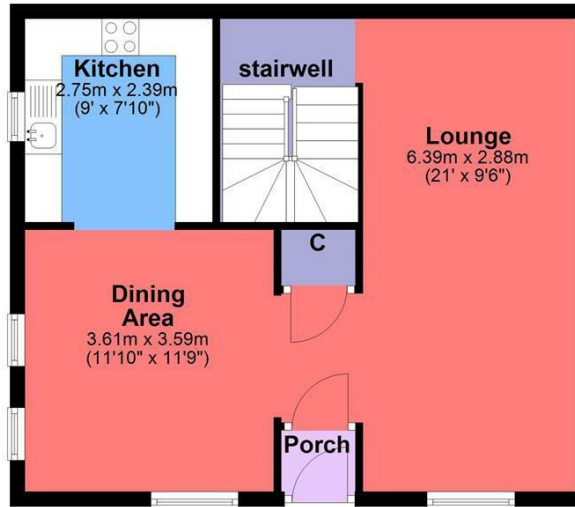
### Ground Floor

Approx. 46.7 sq. metres (502.6 sq. feet)



### First Floor

Approx. 47.0 sq. metres (506.4 sq. feet)



Total area: approx. 93.7 sq. metres (1009.0 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			77
(55-68) D		57	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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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**NORMAN F. BROWN**

Est. 1967