



CORNER COTTAGE

BAINBRIDGE, WENSLEYDALE, DL8 3EW

£150,000
FREEHOLD

A Well Presented Semi Detached Cottage overlooking Bainbridge village green in the heart of Wensleydale. Open Plan Living Room/Kitchen, Double Bedroom, Shower Room/WC, Electric Heating, UPVC Double Glazing. Council Tax Band A. EER E39. NO ONWARD CHAIN. North Yorkshire Occupancy Rules Apply.

NORMAN F. BROWN

Est. 1967

CORNER COTTAGE

• SEMI DETACHED
COTTAGE • OVERLOOKING VILLAGE
GREEN • DOUBLE BEDROOM • OPEN
PLAN LIVING ROOM/KITCHEN • SHOWER
ROOM/WC • ELECTRIC HEATING • UPVC
DOUBLE GLAZING • NO ONWARD CHAIN



DESCRIPTION

A Well Presented Semi Detached Cottage overlooking Bainbridge village green in the heart of Wensleydale. Open Plan Living Room/Kitchen, Double Bedroom, Shower Room/WC, Electric Heating, UPVC Double Glazing. Council Tax Band A. EER E39. NO ONWARD CHAIN. North Yorkshire Occupancy Rules Apply.

OPEN PLAN LIVING ROOM/KITCHEN

Kitchen area comprising

Tiled surrounds, stainless steel sink unit with mixer tap, solid wood worktops and breakfast bar, cream gloss cupboards and drawers with chrome handles, built-in fridge, built-in freezer, space for a slimline dishwasher, built in two ring ceramic hob, extractor fan, ceiling LED spotlights, ceramic tiled floor with underfloor heating, stairs to first floor. Double glazed window to side.

Living Room area comprising

Oak boarded floor, fireplace recess with tiled hearth, ceiling LED spotlights, tv point, telephone point, 2 ATLANTIC electric wall heaters, storage cupboard. Double glazed windows to front and side. Double glazed entrance door to front.

LANDING

Recessed shelves, ceiling beams, ceiling halogen spotlights. Double glazed skylight. Doors to Bedroom and Shower Room/WC.

BEDROOM

Open beamed ceiling, ATLANTIC electric wall mounted heater, tv point, telephone point. Double glazed window to front. Door to Landing.

SHOWER ROOM/WC

Ceiling beams, counter top wash hand basin with mixer tap and granite top and white gloss cupboards below, built in washing machine, hot water cylinder with immersion heater, corner shower cubicle with aqua board panels and curved glass doors, extractor fan, wc, chrome heated towel ladder, ceramic tiled floor with underfloor heating, fitted wall mirror and electric shaver point with light, ceiling halogen spotlights. Double glazed window to side. Door to Landing.

TO THE FRONT

Light, double power socket.

TO THE SIDE

Electric meter box

North Yorkshire Occupancy Rules

An occupying household is required to comply with one of the following

criteria, at the point of occupancy:

- i) Existing residents of North Yorkshire establishing a separate household, purchasing a property for the first time, downsizing to a more manageable home, or requiring more space for a growing family.
- ii) A head of household who is or whose partner is in or is taking up full-time permanent employment or self-employment, within North Yorkshire. Where a person is employed in a business that operates in multiple locations, their employment activities should take place predominantly inside North Yorkshire.
- iii) A household that has a child at a school within North Yorkshire.
- iv) 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 North Yorkshire.
- v) Elderly or disabled persons requiring sheltered or otherwise more suitable accommodation who already live permanently within North Yorkshire.
- vi) Persons having to leave tied accommodation within North Yorkshire.
- vii) Former residents of the Yorkshire Dales National Park (or of another part of a parish split by the National Park boundary) whose case is accepted in writing by the National Park Authority as having a need to return to the National Park.

SERVICES

Mains electricity, water and drainage.

GENERAL INFORMATION

Viewing - By appointment with Norman F. Brown.

Tenure - Freehold. The title register is NYK 414606.

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 – 18674389

Particulars Prepared – August 2025.

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.

CORNER COTTAGE



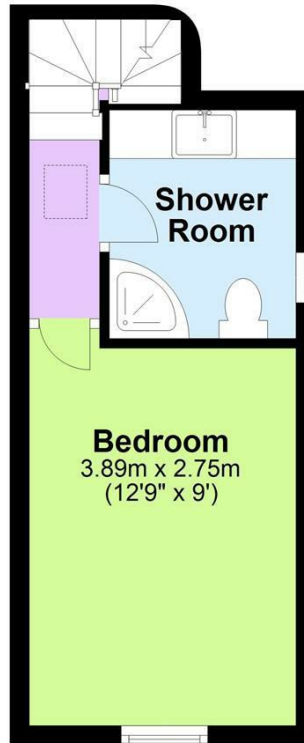
Ground Floor

Approx. 18.9 sq. metres (203.6 sq. feet)



First Floor

Approx. 18.4 sq. metres (198.1 sq. feet)



Total area: approx. 37.3 sq. metres (401.7 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		87
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	39	
(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

Leyburn Office Sales
25 Market Place
Leyburn
North Yorkshire
DL8 5AS

01969 622194
leyburn@normanfbrown.co.uk
www.normanfbrown.co.uk

NORMAN F.BROWN

Est. 1967