



Wilmer House

The Holme, Hawes, North Yorkshire, DL8 3QR



Robin Jessop

A WELL-PRESENTED THREE STOREY TOWN HOUSE IN A CENTRAL TOWN LOCATION

- Three Storey Terraced Town House
- Three Double Bedrooms
- Open Plan Kitchen & Living
- Town Centre Location
- Thriving Market Town with Good Amenities
- **Guide Price: Offers In Excess of £200,000**

SITUATION

Sedbergh 15 miles. Leyburn 16 miles. Ingleton 17 miles. Kendal 26 miles. Northallerton 35 miles. Main Railway Line at Garsdale 7 miles.

Hawes is a popular and thriving market town within the Yorkshire Dales National Park. The town benefits from a good range of independent shops, cafes, pubs and amenities including the famous Wensleydale Creamery.

DESCRIPTION

Wilmer House is a well presented, three storey terraced town house located in the centre of Hawes. The property is in good order and has been occupied as a holiday let for a number of years.

The property is entered into the open plan living space which has oak effect flooring throughout. There is a living area surrounding a log burning stove, ample dining area and a contemporary kitchen with fitted units complemented by wooden effect worktops and appliances including an electric oven with induction hob, dishwasher, washing machine and tumble dryer.

To the first floor there is a large double bedroom and a modern house bathroom with a roll top bath and walk in shower cubicle. To the second floor there are two further double bedrooms.



GENERAL REMARKS & STIPULATIONS

VIEWING

Strictly by Appointment with Robin Jessop Ltd – Telephone 01969 622800 or 01677 425950

OFFERS

All offers must be confirmed in writing. We will NOT report any verbal offer unless it is confirmed in writing.

MONEY LAUNDERING REGULATIONS

Please note that if you are the successful purchaser it is now a legal requirement for you to provide 2 forms of ID. This will need to be provided personally in our office where we can take copies of both this and proof of funds, which we also require to comply with Money Laundering Regulations.

METHOD OF SALE

The property is initially being offered for sale by Private Treaty. However, we reserve the right to conclude the sale by any other means at our discretion.

WHAT3WORDS

Every three metre square of the world has been given a unique combination of three words. A free App is available for iOS and Android smartphones and using the unique sequence of words below you will be able to pinpoint this property.

///growth.melons.tweed

FIXTURES & FITTINGS

Only those fixtures and fittings described within this brochure are included in the sale.

TENURE

Freehold with vacant possession.

COUNCIL TAX

Band C.

SERVICES

Mains electricity. Mains water. Mains drainage. Electric heating. Broadband connection available.

LOCAL AUTHORITY

North Yorkshire Council, County Hall, Racecourse Lane, Northallerton, DL7 8AD Tel: 01609 780780

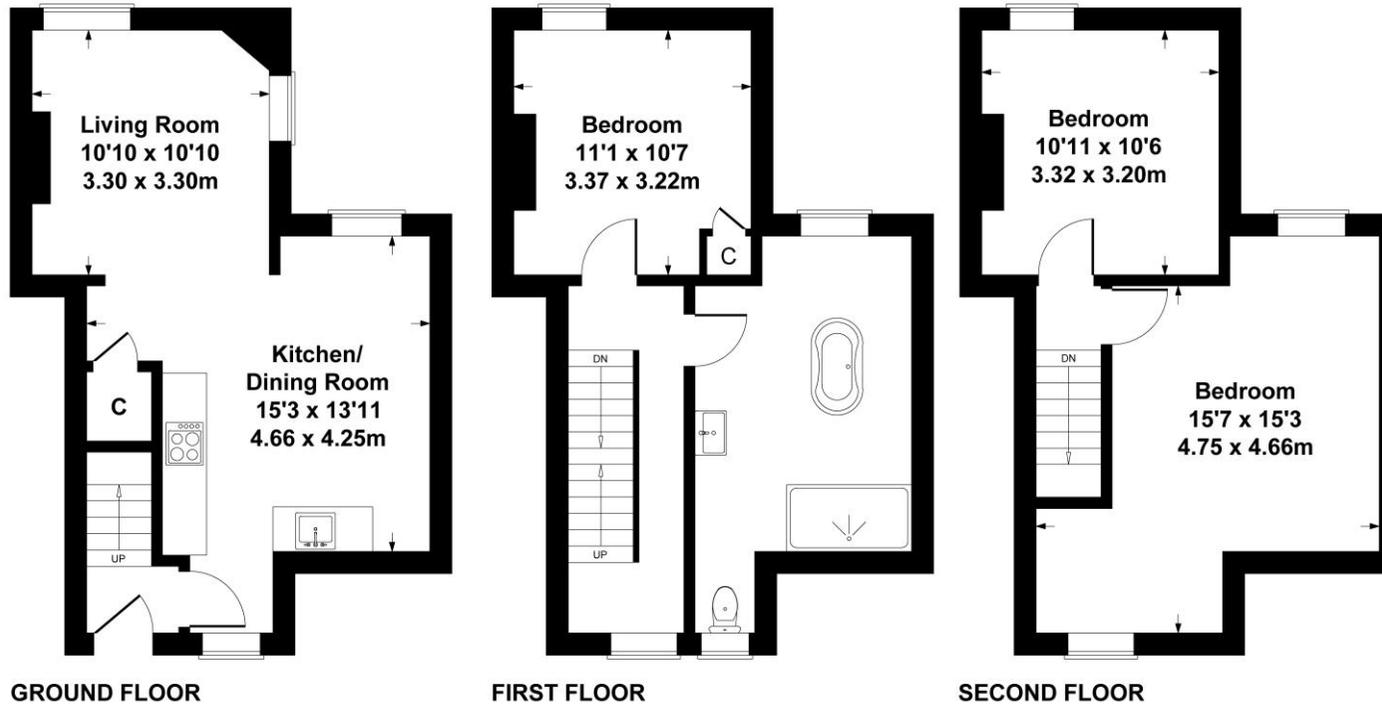
LOCAL PLANNING AUTHORITY

Yorkshire Dales National Park Authority, Yoredale, Bainbridge, Leyburn, North Yorkshire, DL8 3EL. Tel: 01969 652300



Wilmer House, Hawes

Approximate gross internal area
House 96 sq m - 1033 sq ft



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2025

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C		80
(55-68)	D		
(39-54)	E		
(21-38)	F	31	
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

WWW.EPC4U.COM

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