



## CHAPEL COTTAGE SEDBUSK, NR HAWES, DL8 3PX

**£285,000  
FREEHOLD**

An Immaculate High Quality Semi Detached Cottage of Character with south facing aspect within this tranquil small Upper Wensleydale village, close to Hawes. Lounge, Kitchen/Dining Room, Utility Room, 2 Double Bedrooms, En-Suite Shower Room/WC, Bathroom/WC, Night Storage Heating, UPVC Double Glazing. Council Tax Band D. EER D61. NO ONWARD CHAIN.

**NORMAN F. BROWN**

Est. 1967

# CHAPEL COTTAGE

• IMMACULATE HIGH QUALITY COTTAGE • 2 DOUBLE BEDROOMS • CHARACTER • SOUTH FACING ASPECT • SMALL TRANQUIL VILLAGE CLOSE TO HAWES • OPEN FIRE • ELECTRC HEATING • UPVC DOUBLE GLAZING • NO ONWARD CHAIN



## DESCRIPTION

An Immaculate High Quality Semi Detached Cottage of Character with south facing aspect within this tranquil small Upper Wensleydale village, close to Hawes. Lounge, Kitchen/Dining Room, Utility Room, 2 Double Bedrooms, En-Suite Shower Room/WC, Bathroom/WC, Night Storage Heating, UPVC Double Glazing. Council Tax Band D. EER D61. NO ONWARD CHAIN.

## LOUNGE

Feature stone Inglenook fireplace with cast iron wood burning stove and stone hearth, stone flagged floor, feature stone shelves, beamed ceiling, night storage heater. Upvc double glazed window to front with stone sill. Oak doors to Kitchen/Dining Room, Utility Room and stairs to first floor. Upvc double glazed external door to front.

## KITCHEN/DINING ROOM

Beamed ceiling with LED spotlights, stainless steel one a half bowl sink unit with mixer tap, polished black granite work surfaces, cream cupboards and drawers with chrome handles and LED under lighting, fitted electric AGA with 5 ring ceramic hob, 3 ovens and separate grill, black stainless steel splashback and black/stainless steel cooker hood, built in dishwasher, built in fridge and freezer, recessed shone shelf, night storage heater, ceramic tiled floor. Upvc double glazed windows to front and rear with stone sills. Oak door to Lounge.

## INNER HALL

Understairs storage area, stone flagged floor, beamed ceiling, LED spotlights, pine cupboard containing fuse boards. Oak door to Lounge. Upvc door to Utility Room.

## UTILITY ROOM

Stainless steel single drainer sink unit, oak work top, pale green cupboards, fitted washing machine, fitted tumble dryer, pine boarded ceiling with LED lights, ceramic tiled floor, natural stone walls and recessed shelving. Upvc door to Inner Hall. Upvc external door to side.

## LANDING

Night storage heater, ceiling LED spotlights, loft hatch. Upvc double glazed window to rear with stone sill and fitted roman blind. Oak doors to Bedrooms and Bathroom/WC.

## BEDROOM 1

Open beamed ceiling with LED spotlights, feature cast iron fireplace with stone surrounds and stone hearth, night storage heater. Upvc double glazed window to front with stone sill. Oak doors to En-Suite and Landing.

## EN-SUITE SHOWER ROOM/WC

Fully tiled walls, wash hand basin, wall mirror, shower cubicle with electric shower and folding glass door, extractor fan, wc, chrome heated towel rail, open beamed ceiling, ceiling LED spotlights, electric wall mounted heater, ceramic tiled floor. Oak door to Bedroom 1.

## BEDROOM 2

Airing cupboard with insulated hot water cylinder and immersion heater, electric convector heater, ceiling LED spotlights, drop down access hatch to boarded loft with light and pull down ladder. Upvc double glazed window to front with window sill. Oak door to Landing.

## BATHROOM/WC

Tiled surrounds, pedestal wash hand basin, electric shaver point, panelled bath with chrome mixer tap and electric shower with glass screen, extractor fan, wc, open beamed ceiling with LED spotlights, chrome heated towel ladder, ceramic tiled floor. Upvc double glazed window to rear with stone sill and fitted roman blind. Oak door to Landing.

## OUTSIDE

To the Front

South facing stone flagged patio enclosed by a low stone wall, outside courtesy light.

To the Rear

Stone flagged passage with outside courtesy light.

## SERVICES

Mains electricity, water and drainage.

## GENERAL INFORMATION

Viewing - By appointment with Norman F. Brown.

Tenure - Freehold. The title register is NYK 73789.

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 – 18758048

#### 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.

## CHAPEL COTTAGE





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## ADDITIONAL INFORMATION

**Local Authority** – North Yorkshire Council

**Council Tax** – Band D

**Viewings** – By Appointment Only

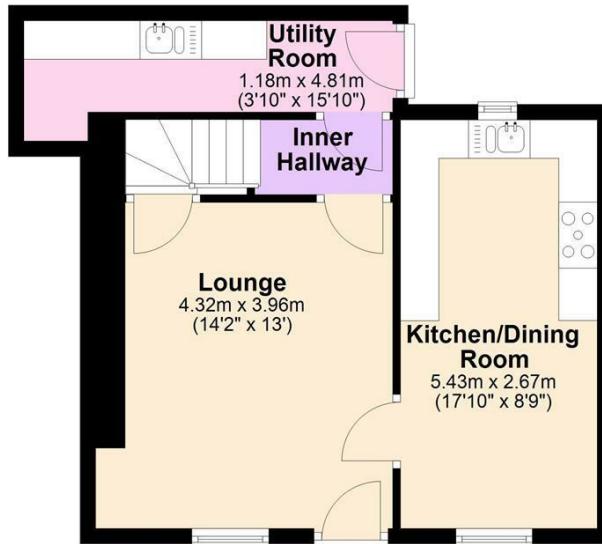
**Floor Area** – 843.00 sq ft

**Tenure** – Freehold



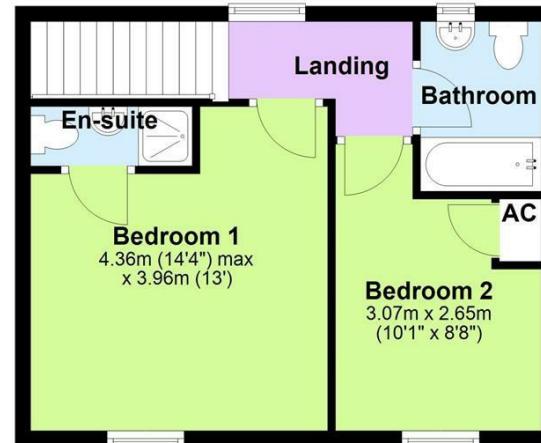
### Ground Floor

Approx. 41.2 sq. metres (443.0 sq. feet)



### First Floor

Approx. 37.2 sq. metres (400.6 sq. feet)



Total area: approx. 78.4 sq. metres (843.6 sq. feet)



#### Energy Efficiency Rating

|  | Current                 | Potential |
|--|-------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> |                         |           |
| (92 plus) A  |                         | 85        |
| (81-91) B  |                         |           |
| (69-80) C  |                         |           |
| (55-68) D  |                         | 61        |
| (39-54) E  |                         |           |
| (21-38) F  |                         |           |
| (1-20) G   |                         |           |
| <i>Not energy efficient - higher running costs</i> |                         |           |
| 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](mailto:leyburn@normanfbrown.co.uk)  
[www.normanfbrown.co.uk](http://www.normanfbrown.co.uk)

**NORMAN F.BROWN**

Est. 1967