



## HOLMES GARTH

AYSGARTH, WENSLEYDALE, DL8 3AH

**£269,000**

**FREEHOLD**

A Spacious End Terraced Cottage with useful attached garage and pleasant south facing garden within this desirable Wensleydale village. Requires modernisation. Entrance Hall, Lounge, Dining Room, Kitchen, WC, 3 Bedrooms, Bathroom/WC, Integral Garage, South Facing Rear Garden, Oil Fired Central Heating, Part UPVC Double Glazing. Council Tax Band. EER E51. NO ONWARD CHAIN.

**NORMAN F.BROWN**

Est. 1967



# HOLMES GARTH

• 3 BEDROOMS • USEFUL ATTACHED  
GARAGE • SOUTH FACING  
GARDEN • DESIRABLE  
VILLAGE • REQUIRES  
MODERNISATION • OIL FIRED CENTRAL  
HEATING • PART UPVC DOUBLE GLAZING



## DESCRIPTION

A Spacious End Terraced Cottage with useful attached garage and pleasant south facing garden within this desirable Wensleydale village. Requires modernisation. Entrance Hall, Lounge, Dining Room, Kitchen, WC, 3 Bedrooms, Bathroom/WC, Integral Garage, South Facing Rear Garden, Oil Fired Central Heating, Part UPVC Double Glazing. Council Tax Band. EER E51. NO ONWARD CHAIN.

## ENTRANCE HALL

Radiator, stairs to first floor. UPVC entrance door to front. Upvc double glazed window to side. Doors to Lounge and Dining Room.

## LOUNGE

Cast iron surround open fireplace with timber mantle, wall lights, radiator, delft shelves. Timber sash window to front with secondary glazed panel. Upvc double glazed window to rear. Door to Hall.

## DINING ROOM

Tiled surround open fireplace, radiator. Timber sash window to front with secondary glazed panel. Upvc double glazed window to rear. Doors to Hall and Kitchen.

## KITCHEN

Tiled surrounds, stainless steel one and half bowl sink unit with mixer tap, laminate work surfaces, oak cupboards and drawers, built in electric oven, 4 ring electric hob, fridge space, plumbing for washing machine, extractor fan, radiator. Timber sash window to front with secondary glazed panel. Upvc double glazed window to rear. Door to Dining Room.

## WC

Wash hand basin with tiled splashback, wc with macerator, extractor fan. Door to Dining Room.

## LANDING

Radiator, loft hatch. Upvc double glazed windows to rear. Doors to Bedrooms and Bathroom/WC.

## BEDROOM 1

Built in wardrobe, radiator. Timber sash window to front with secondary glazed panel. Upvc double glazed window to rear. Door to Hall.

## BEDROOM 2

Fitted wardrobes and overhead cupboards, radiator. Timber sash window to front with secondary glazed panel. Door to Hall.

## BEDROOM 3

Built in shelved cupboard, radiator. Upvc double glazed window to rear. Door to Hall.

## BATHROOM/WC

Fully tiled walls, vanity wash hand basin with cupboards and drawers below, air bath with shower over, wc, ceramic tiled floor, chrome heated towel ladder, radiator, ceiling halogen spotlights. Door to Landing.

## ATTACHED GARAGE

Oil fired combi boiler (installed in 2024), power connected, electric meter, ladder to mezzanine storage. Single glazed windows to rear. Timber double doors to front.

## OUTSIDE

South Facing Rear Garden  
Lawn, small attached stone store with power connected, metal storage unit, plastic oil tank 1225 litre capacity, personnel gate to side. Detached timber store with power connected, 2 single glazed windows and double timber doors (presently used as a Hobby Room).

## SERVICES

Mains electricity, water and drainage.

## GENERAL INFORMATION

Viewing - By appointment with Norman F. Brown.

Tenure - Freehold. The title register is NYK 308631.

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 – 18707228

Particulars Prepared – April 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.

## HOLMES GARTH



**Ground Floor**  
Approx. 85.7 sq. metres (922.6 sq. feet)



**First Floor**  
Approx. 56.8 sq. metres (611.6 sq. feet)



Total area: approx. 142.5 sq. metres (1534.2 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		82
(69-80) <b>C</b>		
(55-68) <b>D</b>	51	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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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