



5 CHANTRY GARTH

WEST WITTON, WENSLEYDALE, DL8 4NE

£245,000
FREEHOLD

A Well Proportioned Detached Bungalow within a small cul-de-sac setting in this popular Wensleydale village. Entrance Hall, Lounge, Kitchen/Dining Room, 2 Bedrooms, Bathroom/WC, Garage, Driveway for One Car, Front and Rear Gardens, Oil Fired Central Heating, UPVC Double Glazing. Council Tax Band D. EER D60. NO ONWARD CHAIN. £2,000 contribution towards stamp duty.

NORMAN F. BROWN

Est. 1967

5 CHANTRY GARTH

- DETACHED BUNGALOW • 2 BEDROOMS • GARAGE AND DRIVEWAY • OIL CENTRAL HEATING • UPVC DOUBLE GLAZING • HANDY FOR VILLAGE SHOP AND PUBS • NO ONWARD CHAIN



DESCRIPTION

A Well Proportioned Detached Bungalow within a small cul-de-sac setting in this popular Wensleydale village. Entrance Hall, Lounge, Kitchen/Dining Room, 2 Bedrooms, Bathroom/WC, Garage, Driveway for One Car, Front and Rear Gardens, Oil Fired Central Heating, UPVC Double Glazing. Council Tax Band D. EER D60. NO ONWARD CHAIN. £2,000 contribution towards stamp duty.

ENTRANCE HALL

Radiator, access to loft space, cupboard containing oil fired boiler, further storage cupboard. Upvc double glazed entrance door to front. Doors to Lounge, Kitchen/Dining Room, Bedrooms and Bathroom/WC.

LOUNGE

Stone surround open fireplace, television point, two radiators. Upvc double glazed windows to side and rear. Glazed door to Sun Room. Internal window to Sun Room. Door to Entrance Hall.

SUN ROOM

Pine boarded ceiling, radiator. Timber framed double glazed windows to either side and rear. Timber glazed double glazed entrance door to side. Glazed door to Lounge. Internal window to Lounge.

KITCHEN/DINING ROOM

Stainless steel one and a half bowl sink unit with mixer tap, beech effect laminate work surfaces, sage cupboards and drawers, built-in electric oven and ceramic hob, plumbing for washing machine, fridge/freezer space, built-in pantry/broom cupboard, ceiling LED spotlights, radiator. Upvc double glazed window to rear. Upvc entrance door to side. Door to Entrance Hall.

BEDROOM 1

Built-in wardrobe, radiator. Upvc double glazed window to front. Door to Entrance Hall.

BEDROOM 2

Radiator. Upvc double glazed window to front. Door to Entrance Hall.

BATHROOM/WC

Tiled surrounds, pedestal wash hand basin, electric shaver point, panelled bath with shower over and curtain and rail, low level WC, radiator. Upvc double glazed window to front. Door to Entrance Hall.

OUTSIDE

TERRACED FRONT GARDEN ELEVATED ABOVE THE MAIN ROAD

Gravelled terrace with shrubs, planted bank. Steps leading down to the main road with the village shop and pubs being a short walk away.

TO THE SIDE

Electric meter box. Path with gate leading to:

PRIVATE SOUTH FACING REAR GARDEN

Lawn, flower borders, shrubs, cold water tap, plastic banded 1000 litre oil tank.

SEMI DETACHED GARAGE

Power connected. Up and over door. Timber framed single glazed window and timber personnel door to Rear Garden.

Tarmac driveway for one car.

SERVICES

Mains electricity, water and drainage.

GENERAL INFORMATION

Viewing - By appointment with Norman F. Brown.

Tenure - Freehold. The title register is NYK69386

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 – 17639861

Particulars Prepared – June 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.

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Ground Floor
Approx. 92.7 sq. metres (998.1 sq. feet)



Total area: approx. 92.7 sq. metres (998.1 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	60	
(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

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