



BURN HOUSE MOOR ROAD, ASKRIGG, DL8 3HH

**£375,000
FREEHOLD**

A Spacious Terraced Cottage with lovely walled garden within this desirable Wensleydale village. Entrance Hall, Lounge, Study, Kitchen/Dining Room, Rear Hall, WC, 4 Bedrooms, Shower Room/WC, Walled Rear Garden, Front and Rear Gardens, Oil Fired Central Heating. Council Tax Band E. EER E42.

NORMAN F.BROWN

Est. 1967

BURN HOUSE

• 4 BEDROOMS • CHARACTER
COTTAGE • PLEASANT WALLED REAR
GARDEN • DESIRABLE DALES
VILLAGE • OIL CENTRAL HEATING



DESCRIPTION

A Spacious Terraced Cottage with lovely walled garden within this desirable Wensleydale village. Entrance Hall, Lounge, Study, Kitchen/Dining Room, Rear Hall, WC, 4 Bedrooms, Shower Room/WC, Walled Rear Garden, Front and Rear Gardens, Oil Fired Central Heating. Council Tax Band E. EER E42.

ENTRANCE HALL

Decorative tiled floor, radiator, coving, dado rail, stairs to first floor. Entrance door to front. Doors to Lounge, Study and Kitchen/Dining Room.

LOUNGE

Coving, open fireplace with original feature surrounds and decorated tiles, arched recess, radiator, recessed shelving. Bay window to rear with double doors to Rear Garden.

STUDY

Coving, radiator, pine boarded floor, wood burning stove with stone surrounds. Sash windows to front. Door to Hall.

KITCHEN/DINING ROOM

Stainless steel single drainer, laminate work surfaces, wood effect cupboards, range cooker space, extractor hood over, plumbing for dishwasher, fridge space, freezer space, cast iron fireplace surround, part tiled floor, radiator, ceiling LED spotlights. Sash window to front. Window to rear. Door to Hall. Part glazed door to Rear Hall.

REAR HALL

Tiled floor, plumbing for washing machine, tumble dryer space. Double glazed window to side. Part glazed stable door to Rear Garden. Door to WC. Part glazed door to Kitchen.

WC

Wash hand basin with tiled splashback, wc, radiator. Double glazed window to rear. Door to Rear Hall.

LANDING

Access to loft space with drop down hatch and pull down ladder. Doors to Bedrooms and Shower Room. Window to stairwell.

BEDROOM 1

Coving, radiator. Sash windows to front. Door to Landing.

BEDROOM 2

Radiator, wardrobe recess. Sash windows to rear. Door to Landing.

BEDROOM 3

Radiator. Sash window to front. Door to Landing.

BEDROOM 4

Radiator. Sash window to front. Door to Landing.

SHOWER ROOM/WC

Pedestal wash hand basin, large walk in shower cubicle with aqua board panels and electric shower and glass screen, wc, radiator, ceiling LED spotlights, airing cupboard with hot water cylinder. Sash window to rear. Door to Landing.

OUTSIDE

Good Sized Walled Rear Garden

Attached small store with light. Lawn, well stocked flower beds, stone flagged patio, small stone store, stone greenhouse, GRANT boiler contained in metal container (installed in 2024), pedestrian side access under shared covered passage leading to the front. Attached store with light.

SERVICES

Mains electricity, water and drainage.

GENERAL INFORMATION

Viewing - By appointment with Norman F. Brown.

Tenure - Freehold. The title register is NYK 300550.

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 – 18631296

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.

BURN HOUSE





BURN HOUSE

ADDITIONAL INFORMATION

Local Authority – North Yorkshire Council

Council Tax – Band E

Viewings – By Appointment Only

Floor Area – 1507.00 sq ft

Tenure – Freehold





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		80
(55-68)	D		
(39-54)	E		
(21-38)	F	42	
(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

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NORMAN F.BROWN
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