



## GRASS GARTH COTTAGE 1 GARTH GARDENS, REDMIRE, WENSLEYDALE, DL8 4EB

**£285,000  
FREEHOLD**

A Well Presented End Terraced Cottage Modernised and Refurbished in recent years within this desirable Wensleydale village. Entrance Porch, Lounge, Kitchen/Dining Room, 3 Bedrooms, Shower Room/WC, South Facing Patio Garden. Oil Fired Central Heating, UPVC Double Glazing. Council Tax Band B. EER E40. NO ONWARD CHAIN. Contents available by separate negotiation. Established holiday let history since October 2019.

**NORMAN F.BROWN**

Est. 1967

# GRASS GARTH COTTAGE

• 3 BEDROOMS • WELL PRESENTED • MODERN  
INTERIOR • SOUTH FACING PATIO GARDEN • OIL  
CENTRAL HEATING • UPVC DOUBLE  
GLAZING • HOLIDAY LET HISTORY • DESIRABLE  
WENSLEYDALE VILLAGE • CONTENTS  
AVAILABLE • NO ONWARD CHAIN



## DESCRIPTION

A Well Presented End Terraced Cottage modernised and refurbished in recent years within this desirable Wensleydale village. Entrance Porch, Lounge, Kitchen/Dining Room, 3 Bedrooms, Shower Room/WC, South Facing Patio Garden. Oil Fired Central Heating, UPVC Double Glazing. Council Tax Band B. EER E40. NO ONWARD CHAIN. Contents available by separate negotiation. Established holiday let history since October 2019.

## ENTRANCE PORCH

Radiator. Double glazed entrance door to Patio Garden. Double glazed window to side. Glazed door to Lounge.

## LOUNGE

3.66m x 5.56m (12'0" x 18'2") (maximum measurements). Coving, television point, coal effect electric fire with granite hearth and oak surrounds, two radiators. Double glazed windows to side and rear. Glazed doors to Entrance Porch and Kitchen/Dining Room.

## KITCHEN/DINING ROOM

2.44m x 5.56m (8'0" x 18'2") Tiled surrounds, stainless steel one and a half bowl sink unit with mixer tap, marble effect laminate work surface, beech effect cupboards and drawers, built-in electric oven, ceramic hob, extractor hood, built-in fridge, built-in freezer, built-in washing machine, plumbing for dishwasher, coving, LED ceiling spotlights, understairs storage cupboard, radiator. Double glazed entrance door to front. Glazed door to Lounge. Double glazed windows to front and side.

## FIRST FLOOR LANDING

Access to loft space. Double glazed window to side. Doors to Bedroom 1, Bedroom 2, Bedroom 3 and Shower Room/WC.

## BEDROOM 1

3.66m x 2.74m (12'0" x 8'11") (maximum measurements). Radiator, built-in wardrobes with overhead cupboards and dressing table, coving, radiator. Double glazed window to rear. Door to Landing.

## BEDROOM 2

2.49m x 2.74m (8'2" x 8'11") Radiator. Double glazed window to front. Door to Landing.

## BEDROOM 3

2.44m x 2.74m (8'0" x 8'11") Radiator. Double glazed window to front. Door to Landing.

## SHOWER ROOM/WC

Wash hand basin in vanity unit, beech effect cupboards, corner shower cubicle, extractor fan, low level WC, chrome heated towel ladder, half tiled surrounds, fitted wall mirror, ceiling LED spotlights, airing cupboard with lagged hot water cylinder and immersion heater. Double glazed window to rear. Door to Landing.

## OUTSIDE

### TO THE FRONT

Outside courtesy light. Blocked paved pathway.

### SOUTH FACING REAR PATIO GARDEN

Enclosed by low stone walls. Block paved, outside courtesy light, plastic oil tank.

The adjacent property (No.2) has a pedestrian right of way across the bottom of this patio garden to their back door.

## GENERAL INFORMATION

Viewing - By appointment with Norman F. Brown.

Tenure - We understand that the property is Freehold, although we have not verified this by sight of the Title Deeds.

Property Reference – 14190

Particulars Prepared – January 2023

#### 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.

#### SURVEY & VALUATION

A range of valuation/survey services is available for all property transactions including sale, purchase, mortgage, probate etc.

#### 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.

## GRASS GARTH COTTAGE



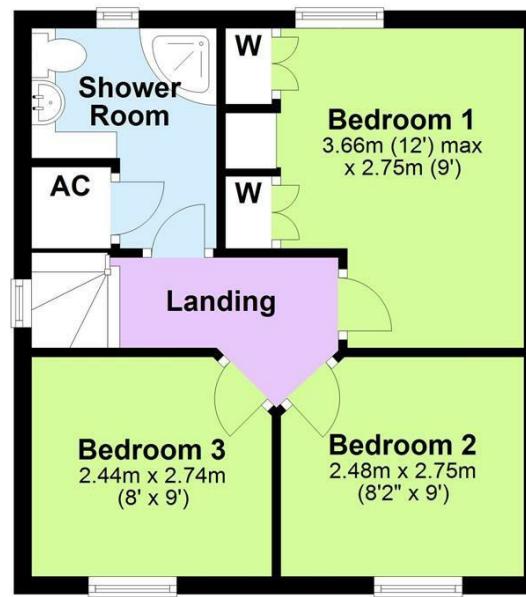
## Ground Floor

Approx. 36.1 sq. metres (388.7 sq. feet)



## First Floor

Approx. 34.5 sq. metres (371.3 sq. feet)



Total area: approx. 70.6 sq. metres (760.0 sq. feet)



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C		
(55-68) D		
(39-54) E		40
(21-38) F		
(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

**NORMAN F.BROWN**

Est. 1967