



## HOLME HOUSE

HAWES, WENSLEYDALE, DL8 3QR

£399,950  
FREEHOLD

A Well Presented and Most Attractive Detached Cottage providing spacious accommodation close to the heart of this bustling Dales Market Town. Entrance Hall, Lounge, Dining Room, Kitchen/Breakfast Room, Shower Room/WC, 3 Double Bedrooms, Bathroom/WC, Parking to the rear, Patio, Air Source Central Heating, Double Glazing, Solar Panels, EV Charger. Council Tax Band E. EER B88.

**NORMAN F. BROWN**

Est. 1967

# HOLME HOUSE

- 3 DOUBLE BEDROOMS • SPACIOUS • WELL PRESENTED • AIR SOURCE CENTRAL HEATING • DOUBLE GLAZING • SOLAR PANELS AND EV CHARGER • PARKING TO REAR • HANDY FOR SHOPS AND SERVICES



## DESCRIPTION

A Well Presented and Most Attractive Detached Cottage providing spacious accommodation close to the heart of this bustling Dales Market Town. Entrance Hall, Lounge, Dining Room, Kitchen/Breakfast Room, Shower Room/WC, 3 Double Bedrooms, Bathroom/WC, Parking to the rear, Patio, Air Source Central Heating, Double Glazing, Solar Panels, EV Charger. Council Tax Band E. EER B88.

## ENTRANCE HALL

Ceramic tiled floor, radiator, ceiling halogens, understairs storage cupboard. Natural pine doors to Lounge, Dining Room, Kitchen and Shower Room. Entrance door to front with double glazed pane. Stairs to first floor.

## LOUNGE

Cast iron multi fuel stove with stone surround and hearth, coving, ceiling rose, tv point, double radiator. Double glazed sash window to front with roman blind. Natural pine door to Hall.

## DINING ROOM

Cast iron surround open fireplace with carved pine mantle and tiled hearth, oak laminate floor, coving, triple radiator. Double glazed sash window to front with roman blind. Natural pine door to Hall. Double doors to Kitchen.

## KITCHEN/BREAKFAST ROOM

Tiled surrounds, stainless steel single drainer sink unit with mixer tap, laminate work surfaces, light cupboards and drawers with chrome handles, fitted BAUMATIC electric range cooker with double ovens and 5 ring induction hob, stainless steel extractor hood over, built in dishwasher, fridge/freezer space, double radiator, ceramic tiled floor, ceiling LED spotlights, cupboard containing large insulated hot water cylinder, 2 double radiators, ceramic tiled floor. Double glazed window to side. Double glazed double doors to rear with roman blinds. Natural pine door to Hall. Double doors to Dining Room.

## SHOWER ROOM/WC/UTILITY ROOM

Pedestal wash hand basin, wall mounted mirror door cabinet, large shower cubicle, extractor fan, wc, storage cupboards with plumbing for washing machine, triple radiator, electric wall mounted heater, ceramic tiled floor. Double glazed door to rear. Natural pine door to Hall.

## LANDING

Double radiator, feature double glazed arched window with shutters to stairwell. Access to part boarded loft space with light and pull down ladder. Natural pine doors to Bedrooms and Bathroom.

## BEDROOM 1

Coving, double radiator. Double glazed sash windows to front with venetian blinds. Natural pine door to Hall.

## BEDROOM 2

Coving, double radiator. Double glazed sash window to front with venetian blinds. Natural pine door to Hall.

## BEDROOM 3

Coving, double radiator. Double glazed sash windows to rear with venetian blinds. Natural pine door to Hall.

## BATHROOM/WC

Tiled surrounds, pedestal wash hand basin, panelled bath, shower cubicle with rainfall shower head and separate head and hose, extractor fan, wc, wall mounted mirror door cabinet, radiator, electric wall mounted heater, ceiling halogens, ceramic tiled floor. Double glazed door to rear with shutters and roman blind. Natural door to Hall.

## OUTSIDE

To the front

Forecourt with low stone wall and metal entrance gate.

To the side

Metal vehicle gate and shared entranceway with the neighbouring property to the rear Holme Stables. Electric meter box.

To the Rear

Block paved parking and patio area, light, air source heat pump unit, electric car charging point.

## SERVICES

Mains electricity, water and drainage. Solar Panels.

## GENERAL INFORMATION

Viewing - By appointment with Norman F. Brown.

Tenure - Freehold. The title register is NYK 353612.

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 – 18669825

Particulars Prepared – November 2024.

#### 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.

## HOLME HOUSE





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## ADDITIONAL INFORMATION

**Local Authority** – North Yorkshire Council

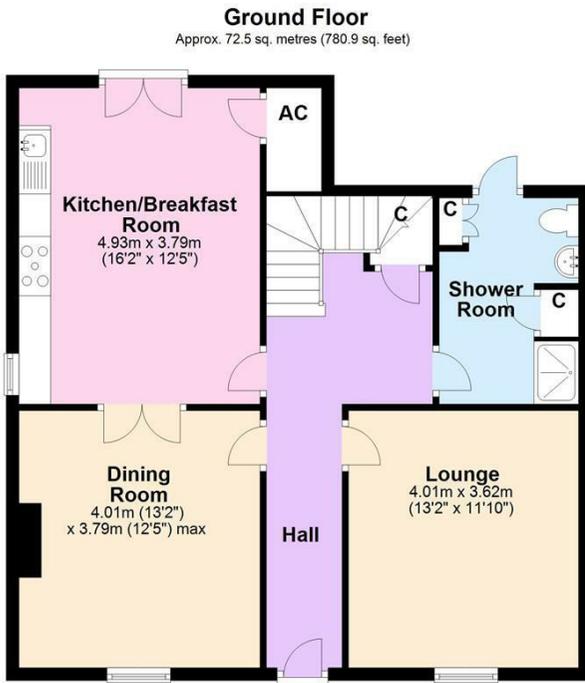
**Council Tax** – Band E

**Viewings** – By Appointment Only

**Floor Area** – 1474.67 sq ft

**Tenure** – Freehold





Total area: approx. 136.9 sq. metres (1474.0 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		88	93
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(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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**NORMAN F. BROWN**

Est. 1967