



CAULDRON FALLS

WEST BURTON, BISHOPDALE, DL8 4JW

£180,000
LEASEHOLD

A Well Presented First Floor Apartment to include contents within this Most Desirable Dales Village overlooking Walden Beck. Established holiday let history. Communal Entrance Hall and Stairwell, Open Plan Living Room/Kitchen, Double Bedroom, Bathroom/WC, Parking, Electric Heating, UPVC Double Glazing. Rateable Value £1,700. Lease term 125 years from 29/9/1985. The freehold is owned by the leaseholders. 15% contribution to the buildings maintenance/buildings insurance cost. EER E46. NO ONWARD CHAIN.

NORMAN F. BROWN

Est. 1967

CAULDRON FALLS

- SUPERB FIRST FLOOR APARTMENT OVERLOOKING WALDEN BECK • DOUBLE BEDROOM • OPEN PLAN LIVING ROOM/KITCHEN • PARKING • INCLUDES CONTENTS • MODERN ELECTRIC HEATERS • UPVC DOUBLE GLAZING • ESTABLISHED HOLIDAY LET • NO ONWARD CHAIN



DESCRIPTION

A Well Presented First Floor Apartment to include contents within this Most Desirable Dales Village overlooking Walden Beck. Established holiday let history. Communal Entrance Hall and Stairwell, Open Plan Living Room/Kitchen, Double Bedroom, Bathroom/WC, Parking, Electric Heating, UPVC Double Glazing. Rateable Value £1,700. Lease term 125 years from 29/9/1985. The freehold is owned by the leaseholders. 15% contribution to the buildings maintenance/buildings insurance cost. EER E46. NO ONWARD CHAIN.

ENTRANCE HALL

Entrance door to Communal Landing. Cloak cupboard containing fuse boards. Pine doors to Open Plan Living Room/Kitchen, Bedroom and Bathroom/WC.

OPEN PLAN LIVING ROOM/KITCHEN

7.62m x 3.58m (25' x 11'9") (maximum width). Two feature stone walls, two modern dimplex quantum electric heaters, stainless steel single drainer sink unit with mixer tap, oak effect laminate work surfaces, light grey/green cupboards and drawers with LED under unit lighting, electric cooker point, plumbing for dishwasher, fridge space, television point. Double glazed windows to rear overlooking Walden Beck. Pine door to Entrance Hall.

DOUBLE BEDROOM

3.04m x 3.22m (10' x 10'7"). Built-in double wardrobe, feature stone wall, modern dimplex quantum electric heater. Pine door to Entrance Hall. Double glazed window to rear overlooking Walden Beck.

BATHROOM/WC

Aquaboard wall panelling, pedestal wash hand basin, panelled bath with electric Mira Sport shower over with curtain and rail, low level WC, heated electric towel rail, wall mirror with light, airing cupboard with lagged hot water

cylinder and immersion heater. Double glazed window to front. Pine door to Entrance Hall.

OUTSIDE

Nearby there are three dedicated spaces for the four apartments and a number of additional guest car parking spaces.

SERVICES

Mains electricity, water and drainage.

BUSINESS RATES

The current rateable value is £1,700. (based on being 1 St Flr Flat).

SERVICE CHARGE

There is a service charge for communal repairs/building insurance and maintenance at £1565 per annum for the property (15% of the total cost). This includes the pump maintenance for the mains drainage which is serviced by a pump in Beck View apartment, buildings insurance and refuse collection.

GENERAL INFORMATION

Viewing - By appointment with Norman F. Brown.

Tenure - We understand that the property is Leasehold. Title Register NYK225328. By way of a 125 year lease from 29 September 1985 with the Freehold for the building being owned by the four leasehold apartments. (The Water Corn Mill (West Burton) Ltd Title Register NYK112557).

Local Authorities - North Yorkshire Council – Tel: 0300 1312131

www.northyorks.gov.uk

Property Reference – 17928705

Particulars Prepared – May 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

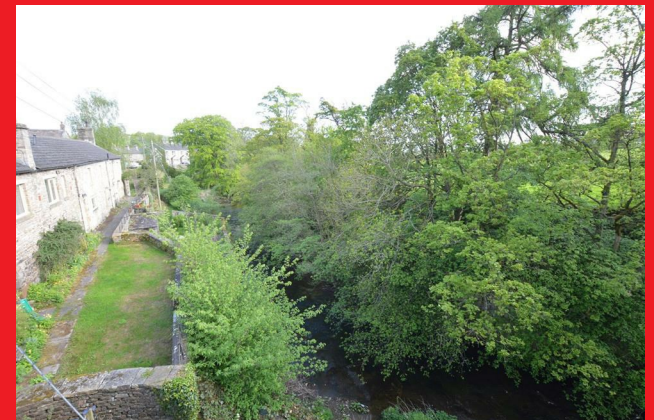
CALL TODAY TO ARRANGE YOUR APPOINTMENT

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

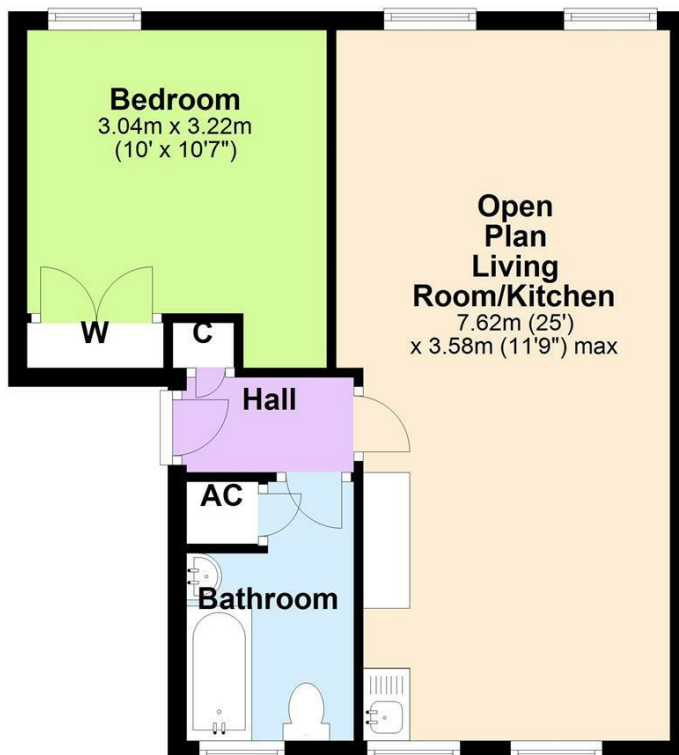
A life assurance policy may be required. Written quotation available upon request.

CAULDRON FALLS



First Floor

Approx. 45.8 sq. metres (492.7 sq. feet)



Total area: approx. 45.8 sq. metres (492.7 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D		
(39-54) E	46	
(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