



14 RAVENSWORTH

RAVENSWORTH, NR RICHMOND, DL11 7ES

£175,000
FREEHOLD

BEST AND FINAL OFFERS BY 12NOON FRIDAY 5TH MAY 2023. A Lovely Character Cottage with Garage and Garden within this desirable village close to Richmond. Entrance Porch, Lounge, Kitchen, 2 Bedrooms, Bathroom/WC, Nearby Garage, Outside Store, Nearby Garden, Night Storage Heating, Double Glazing. Council Tax Band B. EER F37. NO ONWARD CHAIN.

NORMAN F. BROWN

Est. 1967

14 RAVENSWORTH

- LOVELY CHARACTER COTTAGE • 2 BEDROOMS • WELL PRESENTED • NEARBY GARAGE • NEARBY GARDEN • LOUNGE STOVE • OVERLOOKING VILLAGE GREEN • HANDY FOR THE VILLAGE PUB • HANDY FOR A66 AND RICHMOND • NO ONWARD CHAIN



DESCRIPTION

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ENTRANCE PORCH

Feature exposed pine boarded floor and pine boarded ceiling. Composite double glazed entrance door to front (installed in 2022 with 10 year guarantee). Pine door to Lounge.

LOUNGE

4.16m x 4.01m (13'8" x 13'2")(maximum measurements). Cast iron stove with feature stone surround and slate hearth, television point, night storage heater, feature exposed pine boarded floor and pine boarded ceiling. Composite double glazed sash window to front (installed in 2022 with 10 year guarantee). Pine doors to Entrance Porch and Kitchen.

KITCHEN

2.43m x 2m (8' x 6'7")(maximum width). Tiled surrounds, ceramic sink unit, oak effect laminate work surfaces, white gloss cupboards with chrome knobs, fitted Logik electric cooker with double ovens and four ring ceramic hob, extractor hood over with light, built-in fridge, stone shelf with plumbing for washing machine underneath, slate tiled floor, night storage heater, telephone point. Timber stable door to rear. UPVC double glazed window to rear. Small single glazed window to rear. Feature stone steps to First Floor.

FIRST FLOOR LANDING

Pine doors to Bedroom 1, Bedroom 2 and Bathroom/WC. Access to loft space. Small single glazed window to stairwell.

BEDROOM 1

4.11m x 4.01m (13'6" x 13'2"). Feature cast iron surround fireplace, pine boarded floor, wall niche, night storage heater, airing cupboard with lagged hot water cylinder and immersion heater. Composite sash double glazed window to front (installed in 2022 with 10 year guarantee). Pine door to Landing.

BEDROOM 2

2.57m x 1.85m (8'5" x 6'1"). Exposed pine boarded floor painted white, telephone point. Single glazed window to rear. Pine door to Landing.

BATHROOM/WC

Tiled surrounds, pedestal wash hand basin, panelled bath with electric shower over and curtain and rail, extractor fan, low level WC, night storage heater, exposed pine boarded floor painted white. Single glazed window to rear. Pine door to Landing.

OUTSIDE

TO THE REAR

Shared gravelled path leading to :

NEARBY STONE BUILT OUTSIDE STORE

1.52m x 2.65m (5' x 8'8").

STONE BUILT GARAGE

4.48m x 2.65m (14'8" x 8'8"). Power socket and light. Up and over door to front.

NEARBY ENCLOSED GARDEN

Lawn, flower beds, timber garden shed, timber summerhouse.

NOTE

A flying freehold exists in that part of next door's kitchen belonging to Number 16 is below the Bedroom 2.

GENERAL INFORMATION

Viewing - By appointment with Norman F. Brown.

Tenure - We understand that the property is Freehold. Title Register NYK188588.

Local Authorities - North Yorkshire Council – Tel: 0300 1312131

www.northyorks.gov.uk

Property Reference – 17886222

Particulars Prepared – April 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.

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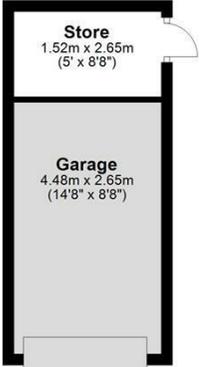
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A life assurance policy may be required. Written quotation available upon request.

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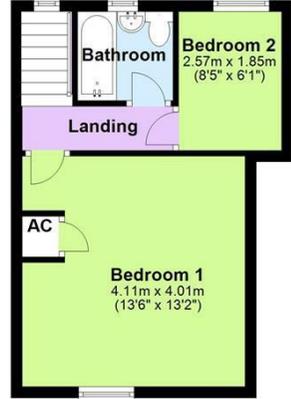




Ground Floor
Approx. 44.4 sq. metres (478.1 sq. feet)



First Floor
Approx. 28.4 sq. metres (305.8 sq. feet)



Total area: approx. 72.8 sq. metres (784.0 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		100
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	37	
(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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