



KIRKBECK

KELD, UPPER SWALEDALE, DL11 6LJ

£175,000
FREEHOLD

A Traditional Terraced Cottage of Character backing onto open countryside within this picturesque Upper Swaledale Village. Lounge/Dining Room, Kitchen, 2 Bedrooms, Shower Room/WC, Electric Heating. Council Tax Band B. EER G13. NO ONWARD CHAIN.

NORMAN F. BROWN

Est. 1967

KIRKBECK

• 2 BEDROOMS • CHARACTER COTTAGE • BACKING ONTO OPEN COUNTRYSIDE • PICTURESQUE UPPER SWALEDALE VILLAGE • ELECTRIC HEATING • NO ONWARD CHAIN



DESCRIPTION

A Traditional Terraced Cottage of Character backing onto open countryside within this picturesque Upper Swaledale Village. Lounge/Dining Room, Kitchen, 2 Bedrooms, Shower Room/WC, Electric Heating. Council Tax Band B. EER G13. NO ONWARD CHAIN.

KITCHEN

Tiled surrounds, single drainer sink unit with mixer tap, tiled work tops, pine cupboards, pine wall shelf unit with drawers, feature recessed stone shelves, fridge space, pine boarded walls and pitched pine boarded ceiling, exposed stone walls, electric heater, electric meter cupboard with fuse board, stone flagged/stone cobbled floor. Windows to front. Door to Lounge/Dining Room. External door to side.

LOUNGE/DINING ROOM

Beamed ceiling, feature stone Inglenook fireplace with cast iron wood burning stove and stone hearth, feature recessed stone shelves, night storage heater, electric heater, ceiling halogen spotlights, feature exposed stone walls, part stone flagged floor, wood effect laminate floor, pine varnished staircase to Bedroom 1. Windows to rear. Pine doors to Kitchen and Inner Hall.

INNER HALL

Stone flagged floor, pine boarded ceiling with spotlight. Window to rear. Internal window to Bedroom 2. Pine doors to Lounge/Dining Room, Bedroom 2 and Shower Room/WC.

BEDROOM 2

Loft hatch. Internal window to Inner Hall. Pine door to Inner Hall.

SHOWER ROOM/WC

Ceiling beams, tiled surrounds, half pine boarded wall, pedestal wash hand basin, wc, electric shower unit, chrome heated towel rail, ceramic tiled floor, ceiling spotlights, part stone flagged floor. Window to front. Pine door to Inner Hall.

BEDROOM 1

Open beamed ceiling with spotlights, varnished pine boarded floor, wash hand basin with cupboard below, airing cupboard with cold water header tank and hot water cylinder with immersion heater, balustrade overlooking the Lounge/Dining Room. Windows to rear.

SERVICES

Mains electricity, water and drainage.

GENERAL INFORMATION

Viewing - By appointment with Norman F. Brown.

Tenure - Freehold. The title register is NYK 204904.

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 – 18709546

Particulars Prepared – September 2025.

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

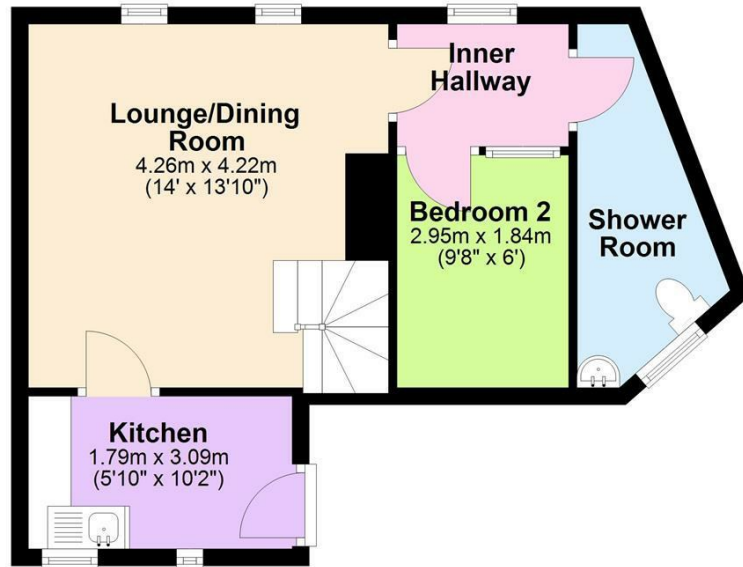
A life assurance policy may be required. Written quotation available upon request.

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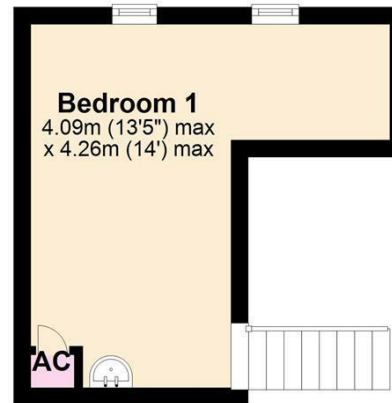
Ground Floor

Approx. 38.2 sq. metres (411.5 sq. feet)



First Floor

Approx. 12.7 sq. metres (136.3 sq. feet)



Total area: approx. 50.9 sq. metres (547.8 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		73
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G	13	
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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Est. 1967