



## 2 NORSE LONG HOUSE

HURST, DL11 7NW

**£180,000**  
**FREEHOLD**

A Well Presented Nicely Situated Terraced Cottage within the quiet dales hamlet of Hurst. Entrance Porch, Lounge/Dining Room, Kitchen, 2 Bedrooms, Bathroom/WC, Communal Parking, Low Maintenance Front Garden, Electric Heaters/Solid Fired Central Heating, UPVC Double Glazing. Council Tax Band C. EER E40. NO ONWARD CHAIN.

**NORMAN F. BROWN**

Est. 1967



# 2 NORSE LONG HOUSE

• 2 BEDROOMS • QUIETLY  
SITUATED • WELL PRESENTED • GARDEN  
AND PARKING • SOLID FUEL CENTRAL  
HEATING/ELECTRIC HEATING • UPVC  
DOUBLE GLAZING • NO ONWARD CHAIN



## DESCRIPTION

A Well Presented Nicely Situated Terraced Cottage within the quiet dales hamlet of Hurst. Entrance Porch, Lounge/Dining Room, Kitchen, 2 Bedrooms, Bathroom/WC, Communal Parking, Low Maintenance Front Garden, Electric Heaters/Solid Fired Central Heating, UPVC Double Glazing. Council Tax Band C. EER E40. NO ONWARD CHAIN.

## ENTRANCE PORCH

Upvc double glazed entrance door to front. Door to Lounge/Dining Room.

## LOUNGE/DINING ROOM

Feature stone chimney breast with cast iron stove with central heating back boiler and stone hearth, radiator, electric heater, ceiling beams, wall lights, stone television plinth. Upvc double glazed window to front. Door to Entrance Porch. Sliding door to Kitchen.

## KITCHEN

Tiled surrounds, stainless steel single drainer sink unit, oak effect laminate work surfaces, white cupboards and drawers, built in electric oven and 4 ring electric hob with stainless steel extractor hood over, fridge space, freezer space, plumbing for washing machine, ceiling halogens. Upvc double glazed entrance door to rear. Upvc double glazed window to rear. Sliding door to Lounge/Dining Room.

## BEDROOM 1

Ceiling beams, built in wardrobe, wall light, airing cupboard containing hot water cylinder, ceiling halogens. Upvc double glazed window to front. Door to Inner Hall.

## BEDROOM 2

Ceiling beams, built in wardrobe, wall mounted halogen. Upvc double glazed window to rear. Door to Inner Hall.

## BATHROOM/WC

Tiled surrounds, pedestal wash hand basin, panelled bath with electric shower over and curved glass screen, wc, chrome heated towel ladder, electric shaver point. Upvc double glazed window to rear. Door to Inner Hall.

## SOUTH FACING LOW MAINTENANCE FRONT GARDEN

Outside light, large paved patio, shrubs and trees.

## TO THE REAR

Outside light, fuel bunker, electric meter cupboard, communal parking.

## SERVICES

Mains electricity. Spring fed water supply. Septic tank drainage shared with 1 and 3 Long Norse House.

## GENERAL INFORMATION

Viewing - By appointment with Norman F. Brown.

Tenure - Freehold. The title register is NYK 467361.

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 – 18660964

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**

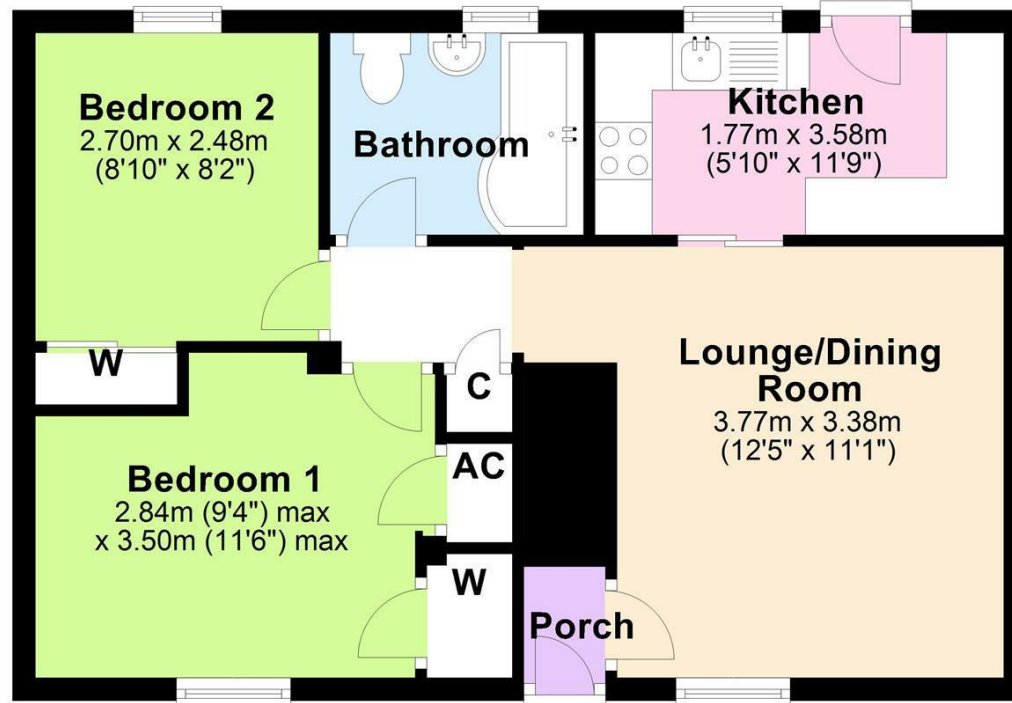
A life assurance policy may be required. Written quotation available upon request.

## 2 NORSE LONG HOUSE



## Ground Floor

Approx. 47.6 sq. metres (512.6 sq. feet)



Total area: approx. 47.6 sq. metres (512.6 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(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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