



Burnside Cottage

, Gunnerside, DL11 6LE

Offers Over £300,000



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ENTRANCE HALL – LIVING ROOM – INNER HALL – KITCHEN – SITTING ROOM/BEDROOM 3 – BATHROOM/WC – SHOWER ROOM/WC – 2 BEDROOMS – FRONT AND REAR COURTYARD GARDENS

ELECTRIC HEATING
DOUBLE GLAZING

The accommodation briefly extends to...

ENTRANCE HALL:

With glazed panelled entrance door, stone flagged floor and opening to....

LIVING ROOM:

14'10" x 13' (4.52m x 3.96m)

A spacious living room with window to the front, part panelled and having timber surround fireplace with inset cast-iron stove, alcove shelving and stripped wood flooring.

INNER HALL:

With original stone staircase to the first floor and understairs cupboard.

KITCHEN:

9'5" x 11'5" (2.87m x 3.48m)

Fitted with a comprehensive range of modern units with marble worksurfaces, sink unit, built-in fridge, freezer, oven, hob and extractor and door to the rear.

SITTING ROOM/LIVING ROOM:

7'11" x 7'10" (2.41m x 2.39m)

A useful additional room, part panelled with feature

stonework, beamed and boarded ceiling and window to the rear.

LANDING:

An open landing area with roof light window.

SHOWER ROOM/WC:

Fully tiled and having quality modern fittings with shower cubicle, wash-hand basin in vanity unit, WC and heated towel rail.

BATHROOM/WC:

7'6" x 7'5" (2.29 x 2.26)

Again with modern fittings of roll-top bath with shower attachment, pedestal wash-hand basin, WC and heated towel rail.

BEDROOM 1:

14'8" x 13'1" (4.47m x 3.99m)

A good-size double bedroom with window to the front.

BEDROOM 2:

8'8" x 11' (2.64m x 3.35m)

A further good-size bedroom.

EXTERNAL:

Gravelled forecourt garden to the front with neat stone walling and raised borders.

Stone flagged rear courtyard with external light, gate to the rear, pergola canopy and store.

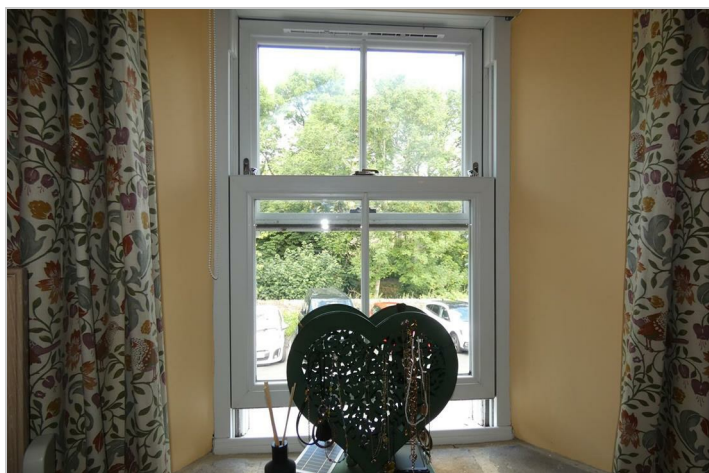
FINER INFORMATION

- Tenure: Freehold
- Services: Mains water, drainage and electricity.
- Broadband & Mobile: Please check the Ofcom website

Tel: 01748 822 525

for suppliers available.

- Council Tax Band: C
- EPC Rating: F
- Heating: Electric heating & woodburner stove.
- Note: Newly fitted kitchen and shower room.
- Note: New cast-iron woodburner stove.



Road Map



Hybrid Map

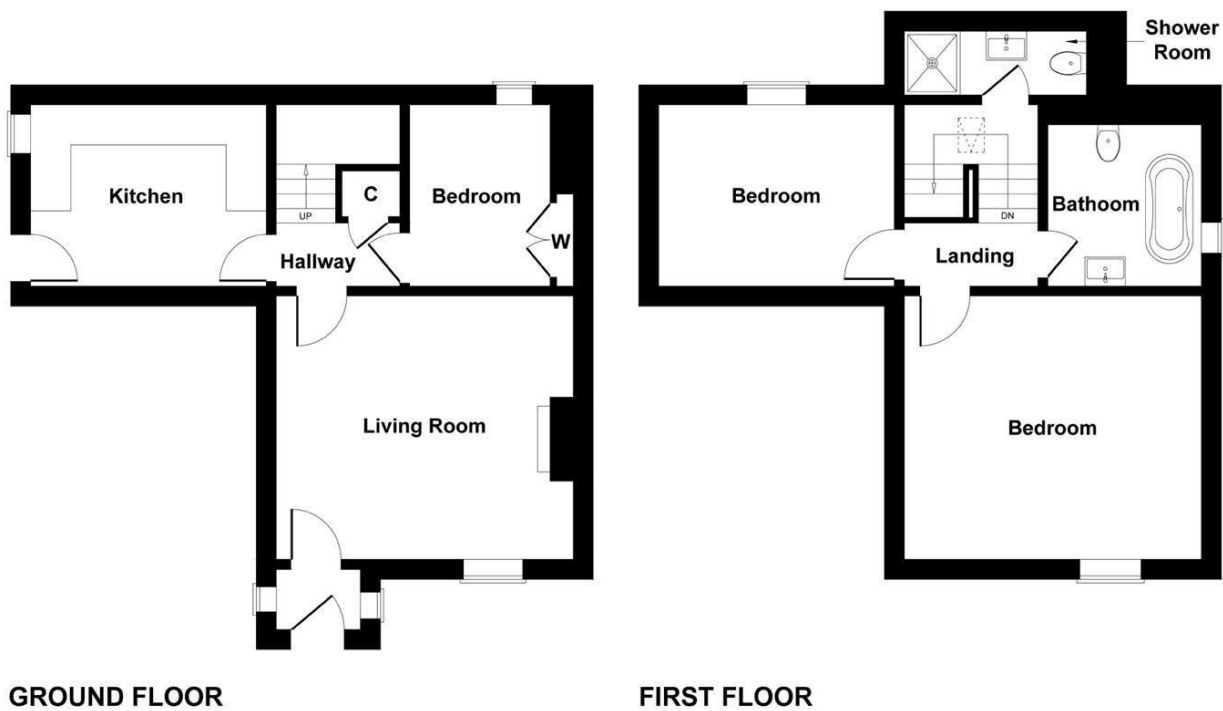


Terrain Map



Floor Plan

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SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

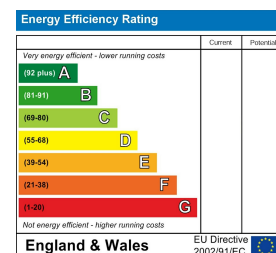
All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

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Viewing

Please contact our Richmond Office on 01748 822 525 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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