



1 Bridge End

, Langthwaite, DL11 6RD

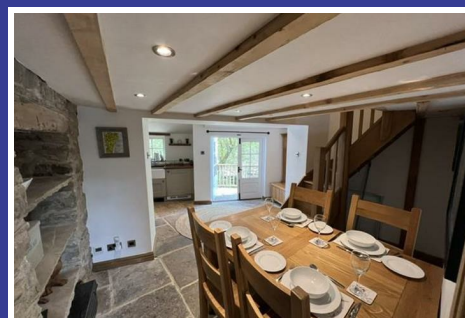
£260,000



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LIVING ROOM - KITCHEN & DINING ROOM - 2
BEDROOMS - SHOWER ROOM/WC - FRONT
FORECOURT - REAR TERRACE

ELECTRIC HEATING
DOUBLE GLAZING
LEASEHOLD - HELD ON LONG LEASEHOLD
BASIS

The property briefly comprises....

LIVING ROOM:

15'1" x 11'11" (4.60 x 3.63)

With panelled entrance door, a comfortable living room having feature natural stonework and flagged floor, superb stone surround fireplace with inset cast-iron stove, beamed ceiling and shelved alcove.

KITCHEN & DINING ROOM:

13'6" max x 17' max (4.11m" max x 5.18m max)

Thoughtfully planned having dining area, again with feature natural stonework and stone flagged flooring, staircase to the first floor and opening to kitchen, fitted with range of quality modern units with hardwood worksurfaces, Belfast sink, built-in oven, hob and extractor, fridge, washing machine/dryer and french doors to the rear terrace.

LANDING:

With window to the rear.

BEDROOM 1:

11'7" x 11'8" (3.53 x 3.56)

Enjoying open views to the front, a good-size bedroom with feature open-truss ceiling, stripped wood flooring and radiator.

BEDROOM 2:

7'5" x 6'11" (2.26 x 2.11)

A single bedroom with window to the rear and again stripped wood flooring.

SHOWER ROOM/WC:

Fully tiled and having shower cubicle, wash-hand basin on vanity unit, high level WC and heated towel rail.

FRONT FORECOURT:

Stone-flagged front forecourt area with store.

Stone-flagged terrace to the rear overlooking the beck.

FINER INFORMATION:

- Tenure: Leasehold - The property is held on a long leasehold basis for a period of 2000 years from 1658.
- Services: Mains electricity, water & drainage
- Broadband & Mobile: Please check the Ofcom website for suppliers available.
- Council Tax Band:
- EPC Rating: F
- Heating: Electric heating with recently installed energy efficient 'Rointe' heaters (remote controllable).
- Note: Front double-glazed windows in the living room and bedroom replaced in 2026.



Road Map



Hybrid Map



Terrain Map



Floor Plan

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Kitchen

Dining Area

Living Room

UP

GROUND FLOOR

Bedroom

Bedroom

Shower Room

DN

FIRST FLOOR

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

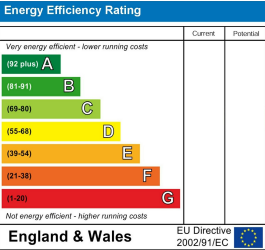
All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only.They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2022

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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