Charltons
Chartered Surveyors & Estate Agents

Regulated by RICS

, Gunnerside, DL11 6LE

£240,000

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ENTRANCE HALL – LIVING ROOM – KITCHEN DINER – UTILITY – WC/UTILITY – 3 BEDROOMS – BATHROOM/WC – EN-SUITE SHOWER/WC – FRONT TERRACE – STORE – GRAVELLED & PAVED AREA TO THE SIDE CURRENTLY USED FOR PARKING

ELECTRIC HEATING
DOUBLE GLAZING

The property extends to.....

ENTRANCE HALL:
With glazed panelled entrance door, beamed ceiling, stripped wood flooring and glazed door to….

LIVING ROOM:
11'5" x 13'9" (3.48m x 4.19m)
A good-size living room with window to the front, period fireplace with inset multi-fuel stove, beamed ceiling, understairs cupboard, alcove shelving, stripped wood flooring and staircase to first floor.

KITCHEN DINER:
15'8" x 7'8" (4.78m x 2.34m)
Fitted with range of units in beech finish with worksurfaces, sink unit, tiled surrounds, built-in fridge, single oven, ceramic hob, panelled door and window to the side.

UTILITY:
4'11" x 8'8" (1.50m x 2.64m)
Again with window to the side.

WC/UTILITY:
(5’8’’ x 8’9’’) A useful utility area with sink unit, power points, plumbing points for washing machine and WC.

LANDING:

BEDROOM 1:
11'5" x 13'8" (3.48m x 4.17m)
A double bedroom having cast-iron feature fireplace, walk-in cupboard and window to front with views over the village and hills beyond.

BATHROOM/WC:
6'5" x 7'8" (1.96m x 2.34m)
Newly fitted bathroom suite having bath with shower over, wash-hand basin, WC, airing cupboard, stripped wood flooring and panelled surrounds and window to side.

BEDROOM 2:
8'1" x 10'9" (2.46m x 3.28m)
(8’1’’ x 10’9’’) Again, a good size bedroom with “Velux” style roof window.

UPPER BEDROOM 3:
14'2" x 18'1" overall (4.32m x 5.51m overall)
A substantial additional bedroom having feature open trussed ceiling and exposed beams, with store cupboard and “Velux” style roof window.

EN-SUITE SHOWER/WC:
With shower cubicle, wash-hand basin, WC and tiled surrounds.

FRONT TERRACE:
Flagged raised forecourt terrace with neat stone walling, external lamp and the original feature “post box”.

Tel: 01748 822 525

SIDE TERRACE:
To the side is a gravelled and paved area currently used for parking.

STONE OUTHOUSE:
With light and power.

VILLAGE AMENITIES:
Gunnerside is close to the river Swale with local pub, church, primary school, tearoom, active village hall and community garden (pictured).

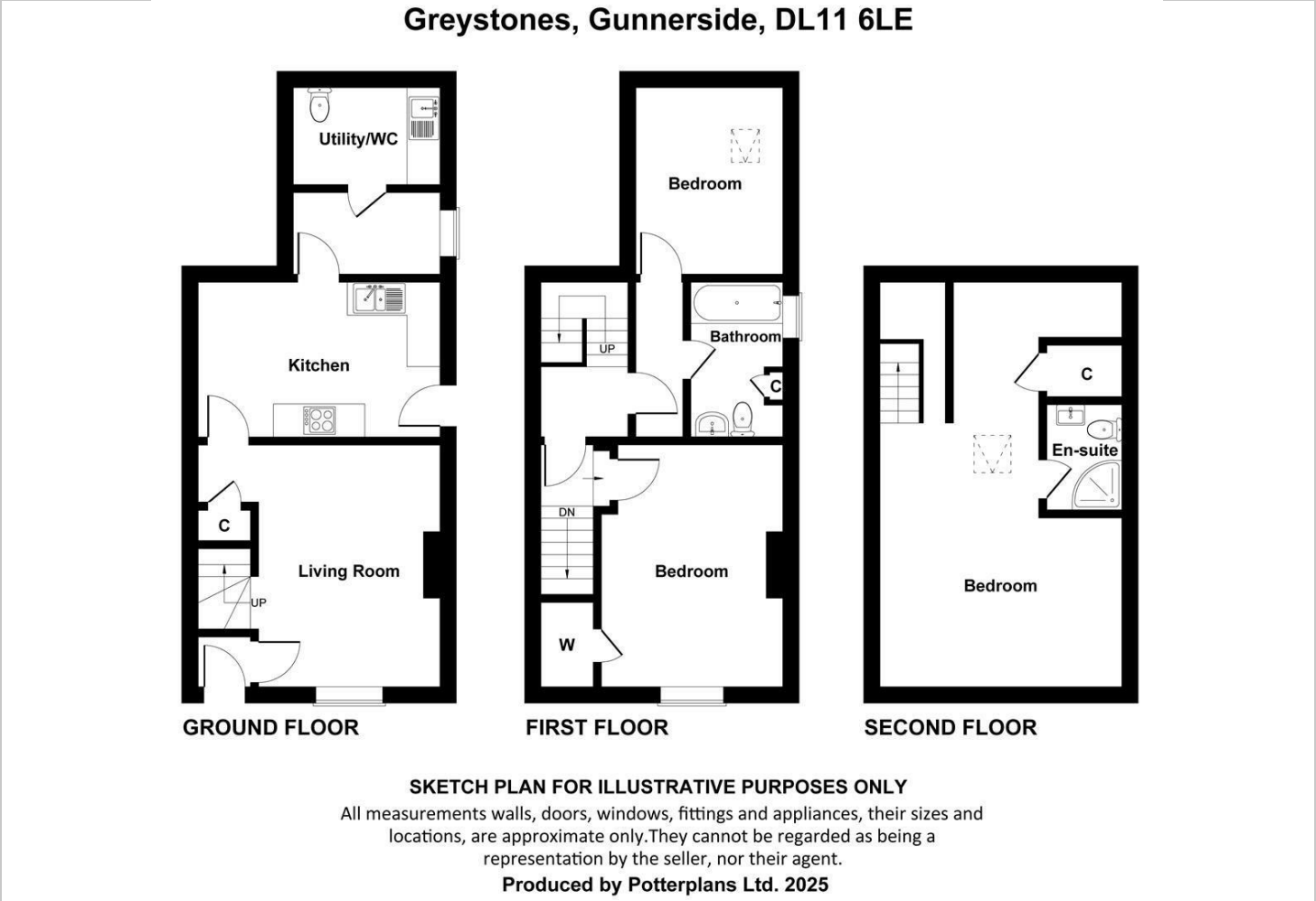
FINER INFORMATION
• Tenure: Freehold
• Services: The property is connected to mains electricity, water and drainage.
• Broadband & Mobile: Broadband connected at the property currently via Reeth Rural Radio Network with mobile coverage via EE. Please check the Ofcom website for suppliers available.
• Council Tax Band: D
• EPC Rating: E
• Heating: Electric heating + Multifuel stove
* Note: Greystones is currently operating as a successful holiday let.

Road Map

Hybrid Map

Terrain Map

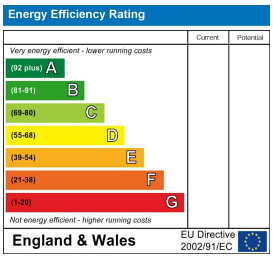
Floor Plan



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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27a Market Place, Richmond DL10 4QG Tel: 01748 822 525 Fax: 01748 825 656
Email: richmond@charltonsestateagents.com Website: www.charltonsestateagents.com