Wildrose Cottage

Main Street, West Witton, Leyburn, North Yorkshire, DL8 4LS

RobinJessop

A DOUBLE FRONTED CHARACTER COTTAGE IN A POPULAR VILLAGE LOCATION WITH PRIVATE GARDEN

- Double Fronted Stone Cottage
- Two Double Bedrooms
- Character Features Throughout
- Enclosed Rear Garden
- Popular & Accessible Village Location
- Chain Free
- Guide Price Range: **£200,000 - £225,000**

SITUATION
Leyburn 4 miles. Hawes 13 miles. Bedale 15 miles. A1(M) 15 miles. Northallerton 22 miles.

West Witton is a popular village within the Yorkshire Dales National Park. The village benefits from a Public House, renowned restaurant - The Wensleydale Heifer, village store and village hall with an active community. There is a wider selection of amenities in the nearby town of Leyburn including Schools, doctor and dentist surgeries, a supermarket and a popular delicatessen.

The position on the A684 means it is convenient for commuting to the nearby market towns of Leyburn and Bedale as well as the larger centres of Harrogate, Leeds, and York.

DESCRIPTION
Wildrose cottage is an attractive stone built, double-fronted cottage situated in the centre of West Witton. The property is well presented and benefits from being fully double glazed and having oil fired central heating.

The property is entered directly into an open plan living room which is spacious with a log burner set into the chimney breast. The room has two windows with seats to the front and space for a dining table. To the rear of the property is the kitchen which features a range of fitted units, an oven with hob and plumbing for a washing machine. There is space for a freestanding fridge freezer, a brick feature alcove with shelving and a door out to the rear garden.

To the first floor there are two double bedrooms overlooking the main village to the front. There is a spacious bathroom with WC, hand basin, shower cubicle and a bath.

Externally the property is complemented by a private rear garden which is

enclosed by walled boundaries. This is low maintenance with a lawn and patio for seating together with a stone-built store for gardening equipment. Usefully, there is a right of way leading to the front of the property. Parking is on street at the front of the property.

Overall, Wildrose Cottage would make an excellent full-time home or holiday home and it will appeal to those looking for a first home or to downsize.

GENERAL REMARKS & STIPULATIONS

VIEWING

Strictly by Appointment with Robin Jessop Ltd – Telephone 01969 622800 or 01677 425950

OFFERS

All offers must be confirmed in writing. We will NOT report any verbal offer unless it is confirmed in writing.

MONEY LAUNDERING REGULATIONS

Please note that if you are the successful purchaser it is now a legal requirement for you to provide 2 forms of ID. This will need to be provided personally in our office where we can take copies of both this and proof of funds, which we also require to comply with Money Laundering Regulations.

METHOD OF SALE

The property is initially being offered for sale by Private Treaty. However, we reserve the right to conclude the sale by any other means at our discretion.

WHAT3WORDS

///shorten.poet.greet

FIXTURES & FITTINGS

Only those fixtures and fittings described within this brochure are included in the sale.

TENURE

Freehold with vacant possession.

COUNCIL TAX

Band B.

SERVICES

Mains electricity. Mains water. Mains drainage. Oil fired central heating.

LOCAL AUTHORITY

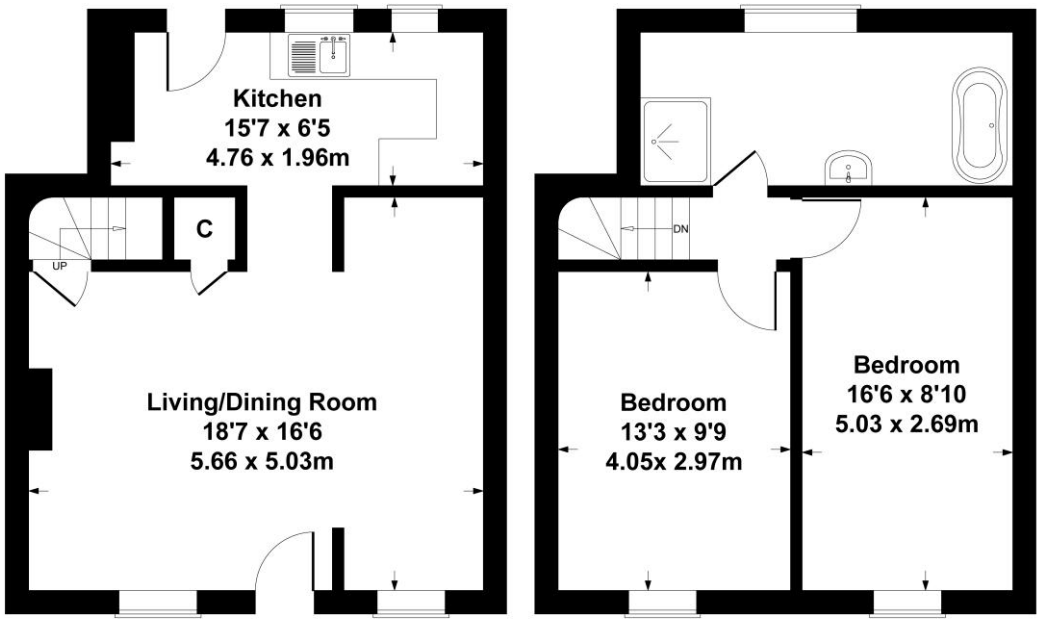
North Yorkshire Council, County Hall, Racecourse Lane, Northallerton, DL7 8AD Tel: 01609 780780

LOCAL PLANNING AUTHORITY

Yorkshire Dales National Park Authority, Yoredale, Bainbridge, Leyburn, North Yorkshire, DL8 3EL. Tel: 01969 652300

Wildrose Cottage, West Witton, DL8 4LS

Approximate gross internal area
House 78 sq m - 840 sq ft



GROUND FLOOR **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.

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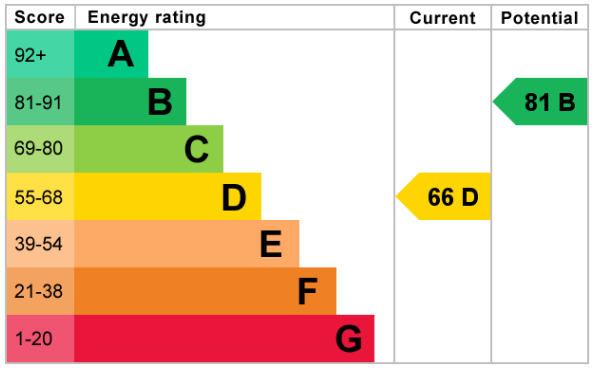

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