

HALFWAY COTTAGE

East Hauxwell, Leyburn, North Yorkshire, DL8 5LS

CHARTERED SURVEYORS

VALUERS

LAND & ESTATE AGENTS

ESTATE MANAGEMENT



Attractive stone-built semi-detached cottage in a quiet village setting with east facing garden & off-road parking.

Accommodation comprises:-

- Ground Floor: kitchen, living room, sitting room & cloakroom/w.c.
- First Floor: 2 double bedrooms & bathroom
- Central heating from electric boiler & multi-fuel stove
- Off-road parking, log store & good sized rear garden

**GUIDE PRICE
OFFERS IN
THE REGION OF**

£250,000



SITUATION

The property is situated in East Hauxwell which is a rural village consisting of residential dwellings and a couple of farms. East Hauxwell is an attractive village in a quiet but accessible rural location approximately 6 miles north-east of the market town of Leyburn which is known as the gateway to the dales. Catterick Garrison is 4.5 miles to the north with its variety of supermarkets, retail and leisure facilities. The A1 is some 8 miles east at Catterick or 10 miles east at Leeming Bar. Northallerton and Darlington train stations with main line access are both a 30 minute drive. Leeds Bradford & Newcastle Airports are an hours' drive (all distances are approximate).

Halfway Cottage is the second semi-detached cottage fronting on to the road as you head up Cat Hill and the parking area is to the left of the property.

DIRECTIONS

From Leyburn Market Place take the A684 signposted Bedale. After approx. 4 miles continue past Constable Burton and over the bridge and then take the next left off Conyers Lane. You then take the next left at the T junction on to Hauxwell Road and after 1.5 miles you enter the village of Hauxwell. The property is located halfway up the bank on the right hand side.

DESCRIPTION

Nestled in a charming village setting, Halfway Cottage is a delightful traditional stone-built semi-detached home under a distinctive pantile roof. This attractive two-bedroom property blends character with modern comfort, presenting an ideal opportunity for first-time buyers, investors, or those seeking a peaceful retirement retreat.

Having been upgraded in recent years, the cottage welcomes you through the front entrance lobby complete with staircase and access to a convenient cloakroom/W.C. – perfectly equipped with small range of units and plumbing for a washing machine for added practicality. The principal living room features an original fireplace with solid-fuel stove, set within a stone surround and hearth. French doors provide natural light into the room and open on to the rear patio and garden. An adjoining versatile reception room offers flexible space to suit your lifestyle – whether as a formal dining room, snug sitting room, home office or playroom.

The kitchen is both modern and functional, benefitting from an array of cream wall and floor units complimented by oak effect worktops. With integrated electric oven and hob and space for a dishwasher, it is perfectly appointed



for today's lifestyles. To the first floor, two spacious double bedrooms provide comfortable accommodation, while the main bathroom is finished with a bath and overhead shower, W.C. and wash basin for everyday ease. A modern electric boiler and hot water cylinder are neatly housed in a cupboard in the second bedroom.

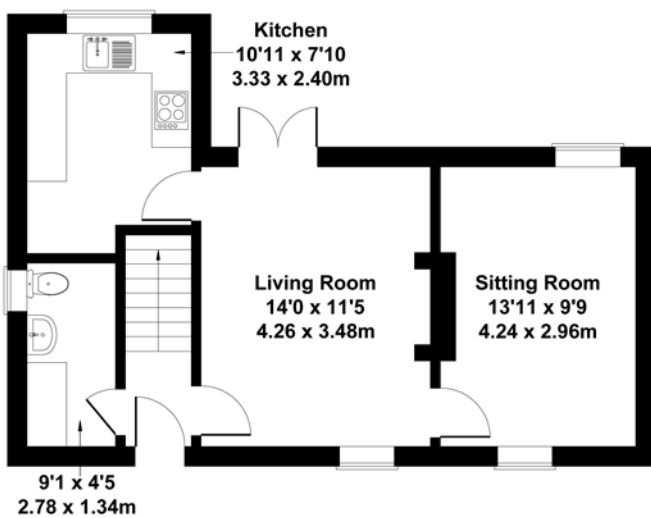
Externally, the property benefits from a large rear garden which faces east and consists of hardstanding patio areas with an established lawn beyond together with mature trees and shrubs. There is also a useful stone-built log store. Off-street gravelled parking for two vehicles to the north adds convenience, while the low maintenance rockery, with mature planting, presents an inviting roadside appeal.



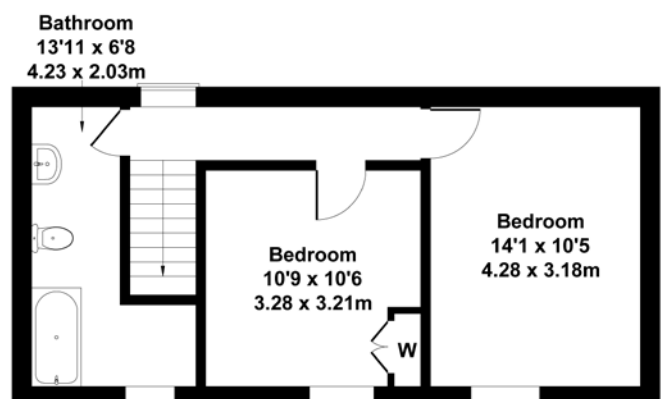


FLOORPLANS

GROUND FLOOR



FIRST FLOOR





GENERAL REMARKS & STIPULATIONS

Services

Mains electricity, drainage and water. Heating is from an electric boiler together with a solid fuel stove providing secondary room heating in the living room.

Viewing

Strictly by prior appointment through Sole Agents, John G. Hills & Partners (01969 623109).

Tenure

The property is offered for sale freehold with vacant possession upon completion. The property is currently let on an Assured Periodic tenancy agreement. Formal notice has been served on the tenant and vacant possession will be given prior to exchange and completion.

Method of Sale

The property is offered for sale by private treaty; however the Agents reserve the right to conclude negotiations by any other means at their discretion.

Offers

All offers must be in writing. We will not report any verbal offer unless it is confirmed in writing. Please confirm whether your offer is a cash offer or subject to a mortgage or property sale.

Money Laundering Regulations

Prospective purchasers should be aware that in the event that they are successful, they will be required to provide us with documents in relation to the Money Laundering Regulations, one being photographic ID (Passport or Driving Licence) and the second being a recent utility bill confirming your address.

Fixtures and Fittings

All items normally designated as fixtures and fittings are specifically excluded from the sale unless they are mentioned in the particulars of sale.

Council Tax

The property falls into Band D for the purpose of Council Tax and is payable to North Yorkshire Council.

Planning Restrictions

The property lies within the East Hauxwell Conservation Area. The local Planning Authority is North Yorkshire Council.

Covenants, Easements and Rights of Way

The property will be sold subject to all covenants, easements and rights of way whether specifically mentioned in these particulars or not.

As the property forms part of the Hauxwell Estate, the following restrictions or covenants will apply:-

1. The property is to remain as one dwelling house/private residence.
2. In the event of a future sale, the estate are to be offered first refusal on the property at open market value before it is marketed for sale. This would be by means of the Estate's standard Pre-emption Agreement (sample available to potential purchasers), which ensures that any sale to the Estate, if it should wish to buy, would be agreed between the parties at current open market value.

Energy Performance

EER: D:57. A copy of the full Energy Performance Certificate is available upon request.

Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B		
69-80	C		
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		



John G Hills

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IMPORTANT NOTICE

John G. Hills for themselves and for the Vendors of this property, whose agents they are, give notice that:-

1. The particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute part of an offer or contract. Prospective purchasers and lessees ought to seek their own professional advice.
2. All descriptions, dimensions, areas, references to condition and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
3. No person in the employment of John G. Hills has any authority to make or give any representations or warranty whatsoever in relation to this property on behalf of John G. Hills, nor enter into any contract on behalf of the Vendor.
4. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn.

Measurements and other information

All measurements are approximate.

While we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.

