

Hawes 01969 667744
Leyburn 01969 622936
www.jrhopper.com

J.R. HOPPER & Co.
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Market Place, Leyburn
North Yorkshire DL8 5BD

Bentham 015242 63739
Settle 01729 825311
leyburn@jrhopper.com

"For Sales In The Dales"
01969 622936

Bradford Cottage, Finghall



- Detached Stone Built Cottage
- Popular Village Location
- Fantastic Views
- Immaculate Condition
- 3 Bedrooms
- House Bathroom
- Sitting Room With Open Fire
- Dining Kitchen
- Utility Room
- Garage
- Off-Road Parking
- Sun-Trap Gardens
- Ideal Full-Time, Holiday Or Retirement Home

Offers Around £273,950



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Bradford Cottage, Finghall

DESCRIPTION

Bradford Cottage is a charming 3 bedroom detached cottage with garage, parking and gardens within the popular village of Finghall.

Finghall is a thriving community village with a popular pub. Only half a mile down the road is a golf course, pub & church in the hamlet of Akebar. The village is quiet and yet is excellent for commuting being only 15 minutes to the A1 at Bedale. It offers easy access to the market towns of Leyburn & Bedale, both only 6 miles away and is on the regular Leyburn to Northallerton bus route. The Wensleydale Railway stops at Finghall station.

The cottage is immaculate with quality fixtures and fittings. On the ground floor there is a light and spacious sitting room with open fire, quality dining kitchen, utility and downstairs WC. Upstairs there is an excellent sized master bedroom with double aspect windows and glorious views to open countryside. There is a further double bedroom with lovely views and a generous single bedroom currently used as a study.

Outside there are well maintained lawned gardens with flower beds, mature shrubs and trees from which to enjoy the morning and afternoon sun. A paved path leads to a private courtyard garden which is south facing providing an ideal sun trap. There is a single garage and a driveway providing off road parking for several cars.

An excellent Cottage in a popular village location. It is perfect as a full time or holiday home.

GROUND FLOOR

SITTING ROOM	14' 10" x 12' 10" (4.52m x 3.91m) Fitted carpet. Radiator. Open fire in a feature stone fireplace with stone hearth. TV point. Telephone point. Window to front and side. Front door.
DINING KITCHEN	18' 11" x 9' 10" (5.77m x 3m) Modern kitchen diner. Wood effect ceramic tiled flooring. Ample maple wood effect wall and base units. Pull out pantry-style cupboard. Stainless steel 1 1/2 bowl sink. Built in fridge/ freezer. Built in dishwasher. Electric oven and hob. Extractor fan. Radiator. Electric towel rail. Under stairs cupboard. Spot lights. Window to front and side with lovely views.
UTILITY ROOM	9' 1" x 6' 11" (2.77m x 2.11m) Wood effect tiled flooring. Fitted cupboards. Plumbing for washing machine and dryer. Stainless steel single drainer sink. Radiator. Window to side. Door to garage. Door to rear courtyard.
DOWNSTAIRS WC	Tiled flooring. WC. Basin. Heated towel rail. Window to rear.
HALLWAY	Fitted carpet. Radiator. Staircase. Window to rear.

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FIRST FLOOR

HOUSE BATHROOM Tiled flooring. Modern white suite comprising bath with shower over, basin and WC. Heated towel rail. Airing cupboard housing hot water tank. Wall unit. Window to rear.

BEDROOM 2 10' 1" x 9' 10" (3.07m x 3m) Double bedroom. Fitted carpet. Fitted wardrobe. Fitted desk. Fitted filing cabinet. Telephone point. Radiator. Loft hatch with ladder. Window to front with excellent views.

BEDROOM 1 12' 11" x 9' 10" (3.94m x 3m) Master bedroom. Fitted carpet. Radiator. Double aspect windows to side and front with glorious views over open countryside.

BEDROOM 3 8' 6" x 8' 2" (2.59m x 2.49m) Fitted carpet. Radiator. Fitted wardrobe and chest of drawers. Window to side.

OUTSIDE

GARAGE Concrete flooring. Up and over door. Light and electric. Boiler. Personnel door to utility room.

PARKING Paved driveway to front providing parking for several cars.

GARDENS Pretty cottage gardens laid to lawn with flower beds, mature shrubs and trees.

COURTYARD GARDEN A paved path through the gardens leads to a private south facing courtyard garden with room for a table and chairs.

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GENERAL

Photographs	Items in these photographs may not be included in the sale of the property.
Viewing	By appointment through the selling agents.
Local Authority	Richmondshire District Council
Council Tax	Council tax band should be confirmed by the Purchaser prior to purchasing the property
Tenure	Freehold

AGENT NOTES

J. R. HOPPER & Co. has not tested services, fixtures, fittings, central heating, gas and electrical systems. If in doubt, purchasers should seek professional advice.

OFFER PROCEDURE

J. R. Hopper & Co, as Agents in the sale of the property will formally check the identification of prospective Purchasers. In addition the Purchaser will be required to provide information regarding the source of funding as part of our Offer handling procedure

FINANCIAL ADVICE

Buying your own home can be a complicated and confusing business especially with so many different schemes being offered by the High Street Building Societies and Banks. Why not find out which mortgage is best for you by speaking to our own **Independent Financial & Mortgage Advisor?** There is no obligation or cost and we can help even if you are buying from other agents. To make an appointment, please call – 01969 622936

Your home is at risk if you do not keep up the repayments on a mortgage or other loan secured on it. Written details available upon request

MARKET APPRAISALS

If you have a property or business which needs a market appraisal or valuation, our local knowledge, experience and coverage will ensure you get the best advice. Our **Relocation Agent Network** of over 600 specially selected offices can provide this no obligation free service anywhere in the country. Call or email now to let us get you moving.

J. R. HOPPER & Co.

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ENERGY PERFORMANCE CERTIFICATE

Property: Bradford Cottage, Church Lane, Finghall, Leyburn, North Yorkshire, DL8 5NA

Energy Efficiency Rating Current 64 Environmental Impact Rating Current 53

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Awaiting FP

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