

Hawes 01969 667744
Leyburn 01969 622936
www.jrhopper.com

J.R. HOPPER & Co. EST. 1886

Market Place, Leyburn
North Yorkshire DL8 5BD

Bentham 01524 262044
Settle 01729 825311
London 02074 098451
leyburn@jrhopper.com

"For Sales In The Dales"
01969 622936

2 Shiney Row, Hurst



- Character Dales Cottage
- Some Work Required
- Quiet Rural Yet Accessible Location
- Fantastic Views
- 2 Bedrooms
- Spacious Sitting Room
- Dining Kitchen
- House Bathroom
- LPG Gas Central Heating
- Lawned Garden To Rear
- South Facing Cottage Garden To Front
- Ideal Full Time Or Holiday Home
- No Chain

Offers Around £149,950



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2 Shiney Row, Hurst

DESCRIPTION

2 Shiney Row is a traditional Dales Cottage located in a rural setting. It has fantastic views across open countryside and moorland, situated in the hamlet of Hurst. The surrounding Swaledale countryside is popular with walkers and cyclists, as well as being well renowned for its premier grouse moors. Hurst is approx 5 miles from the honeypot market town of Reeth in Swaledale, a major tourist centre for the Dales. Reeth has an excellent range of amenities such as public houses, restaurants, shops, tearooms etc. The 2 towns of Richmond and Leyburn are only 15 minutes away.

The property retains character and charm one would expect in a Dales Cottage with beamed ceilings and original exposed floorboards. On the ground floor the front porch leads to a spacious sitting room with open fire and patio doors to rear garden, there is also a dining kitchen. The first floor consists of a good-sized double bedroom, excellent twin bedroom and house bathroom. There are fantastic views from all windows.

This cottage has LPG gas central heating, but would benefit from new windows, bathroom, and general modernisation.

Outside the property has a superb lawned garden to the rear looking over the moors. To the front there is a small suntrap cottage garden. Both gardens enable enjoyment of sunshine throughout the day. The owner has historically parked opposite the cottage although this is not owned by the property.

A superb character property with excellent views and plenty of outside space. Ideal full time or holiday home.

GROUND FLOOR

FRONT PORCH Fitted carpet. Radiator. Front door.

SITTING ROOM 13' 9" x 13' 6" (4.19m x 4.11m) Fitted carpet. Beamed ceiling. Open fire place. Radiator. Window to front. Patio door to rear leading to lawned garden.

KITCHEN DINER 13' 4" x 10' 7" (4.06m x 3.23m) Rustic kitchen. Beamed ceiling. Traditional wood base units. Stainless steel single drainer sink. Space for cooker. Plumbing for washing machine. Space for fridge. Boiler. Radiator. Telephone point. Space for dining table. Window to front and rear with excellent views.

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FIRST FLOOR

BEDROOM 2 13' 4" x 7' 6" (4.06m x 2.29m) Twin room. Original wood floor boards. Beamed ceiling. Radiator. Over stairs cupboard. Loft access. Window to front.

BEDROOM 1 13' 9" x 8' 5" (4.19m x 2.57m) Double bedroom. Original wood floor boards. Beamed ceiling. Radiator. Loft access. Window to front.

HOUSE BATHROOM Avocado suite. Original wood floor boards. WC. Bath. Hand wash basin. Cupboard housing hot water tank. Window to rear.

OUTSIDE

REAR GARDEN Patio and lawned gardens. Excellent views over the moors.

FRONT COTTAGE GARDEN Pretty south facing cottage garden.

PARKING The owner has historically parked opposite the cottage although this is not owned by the property.

SERVICES Private spring water supply. Shared septic tank catering for the three cottages.

2 Shiny Row, Hurst

GENERAL

Photographs & Virtual Tours	Items in these photographs and tours may not be included in the sale.
Viewing	By appointment. We aim to accompany viewings 7 days a week.
Local Authority	Richmondshire District Council, 01748 829100.
Planning Authority	Yorkshire Dales National Park (01969 652349)
Council Tax Band	Band should be confirmed by the Purchaser prior to purchase.
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

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J. R. HOPPER & Co.

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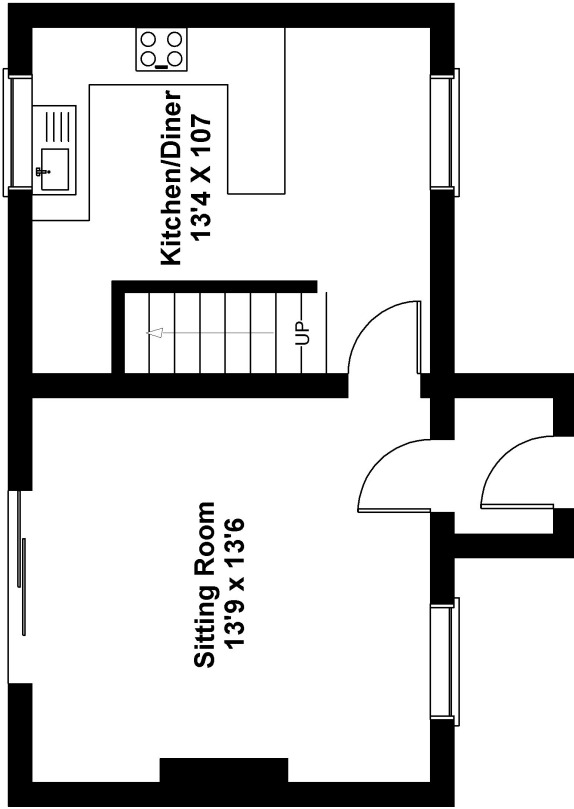
ENERGY PERFORMANCE CERTIFICATE

Property: 2 Shiny Row, Hurst, Richmond, North Yorkshire, DL11 7NW

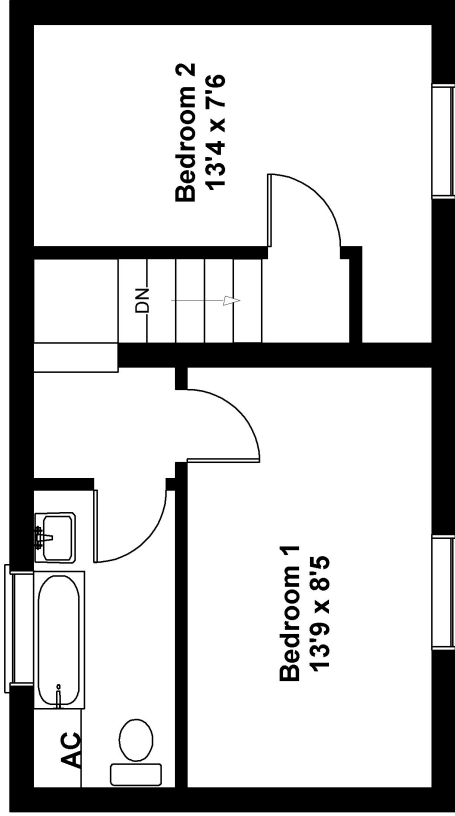
Energy Efficiency Rating Current G5 Environmental Impact Rating Current F37

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GROUND FLOOR



FIRST FLOOR

SKETCH PLAN NOT TO SCALE FOR IDENTIFICATION ONLY

The placement and size of all walls, doors, windows, staircases and fixtures are only approximate and cannot be relied upon as anything other than an illustration for guidance purposes only. No representation has been made by the seller, the agent or PotterPlans

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