



A spacious four bedroomed detached period cottage situated in a lovely position overlooking Water End green and ford. The beautifully presented living accommodation benefits from gas fired central heating and double glazing and includes a tiled entrance hall, spacious living room with dual aspect and log burner. The kitchen / dining room is open plan with the kitchen area fitted with a good range of wall and base units, granite worktops, circular island and integrated oven, hob, dishwasher and free standing fridge and freezer. French doors open to the rear garden. There is a study / home office and cloak room / wc. To the first floor there is a master bedroom with en suite shower room and dressing room, three further bedrooms and a family bathroom fitted with a white suite. Externally there is gated access to the gravel driveway providing off street parking and access to the detached garage with remote door. The large rear garden is mainly laid to lawn with stone patio area, two garden stores and a summer house with stone flagged patio.





- Four bedroomed detached period cottage providing well presented living accommodation
- Open plan kitchen / dining room
- Spacious living room with multi fuel burner
- Large rear garden with summer house
- Vacant possession and no onward chain

- Lovely idyllic position overlooking Water End green and ford
- Master bedroom with en suite shower room and dressing room
- Gas fired central heating and double glazing
- Detached garage with remote door and off street parking space

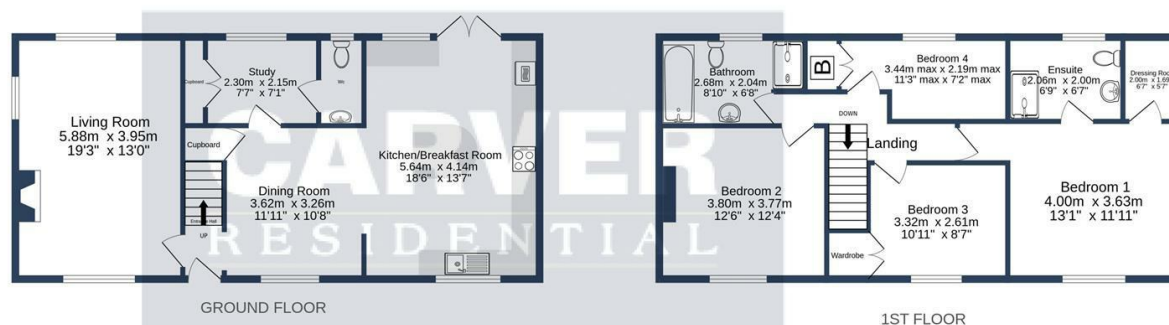
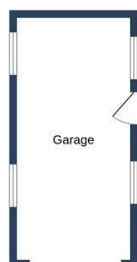
GENERAL INFORMATION

Tenure: Freehold

Services: Gas central heating, mains electric, water and drainage.

Double glazing.

Local Authority: North Yorkshire Band E



WATERS END, BROMPTON. DL6 2RN.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			8
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F		65	65
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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