



HILL HOUSE, THE HILL

Hawes, DL8 3QP



GSC GRAYS

PROPERTY • ESTATES • LAND

HILL HOUSE, THE HILL

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A characterful dales property, occupying an elevated position tucked away, in a popular market town in the heart of the Yorkshire Dales National Park.

The property offers deceptively spacious accommodation, including a good sized sitting room with Inglenook fireplace, contemporary dining kitchen, three bedrooms and a house shower room. There are also countryside views to the front and rear across the Dales.

Externally, the property offers private parking and a lawned garden, as well as useful outbuildings.



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Situation and Amenities

Hawes is in Wensleydale, within the heart of The Yorkshire Dales National Park. It is within walking distance of Hawes town centre with many pubs, shops and local attractions on the doorstep. Hawes is a highly desirable tourist location with plenty of walking and cycling for the outdoor enthusiast. For those wishing to visit attractions, these include Aysgarth Falls, the Wensleydale Creamery, White Scar Caves and the Ribbleshead Viaduct in relatively close proximity.

Accommodation Comprises:

Ground Floor

An entrance hallway leads into the sitting room and a door to the rear garden. The sitting room has a characterful inglenook fireplace housing a multi fuel stove, with two windows to the front and a latch door into the dining kitchen with newly refurbished cream units, an integrated fridge, oven with hob and extractor fan, as well as a sink and ample space for a dining table. There are characterful storage cupboards and a spindle staircase leading to the first floor, as well as a door to the rear garden and a window to the rear.

First Floor

The first floor landing has a storage cupboard, window to the side and doors leading to the three bedrooms and house shower room. The principal bedroom is a generous double with a window to the front overlooking Hawes and the countryside beyond. The second bedroom is a double with a window showcasing the views to the front. The third bedroom is a spacious single with a mullion exposed stone frame to the window and a useful storage cupboard/built-in wardrobe. To the rear of the property, there are also views towards the Dales.

The shower room has a step-in corner shower, pedestal wash hand basin, low level WC, extractor fan and heated towel rail.

Externally

To the front of the property there is a stone paved patio area which leads up to the front door and provides private parking for two vehicles or an outside seating area. To the rear of the property there is an enclosed garden with a stone paved pathway and steps leading up to a raised lawn with well stocked flower beds and borders. There is a paved seating area to the raised level, as well as useful timber stores.

There is a right of access for a neighbouring property to their external store and across the garden.

Tenure

The property is believed to be freehold with vacant possession on completion.

Local Authority and Council Tax Band

North Yorkshire Council. Tel 01748 829100.

The property is banded C.

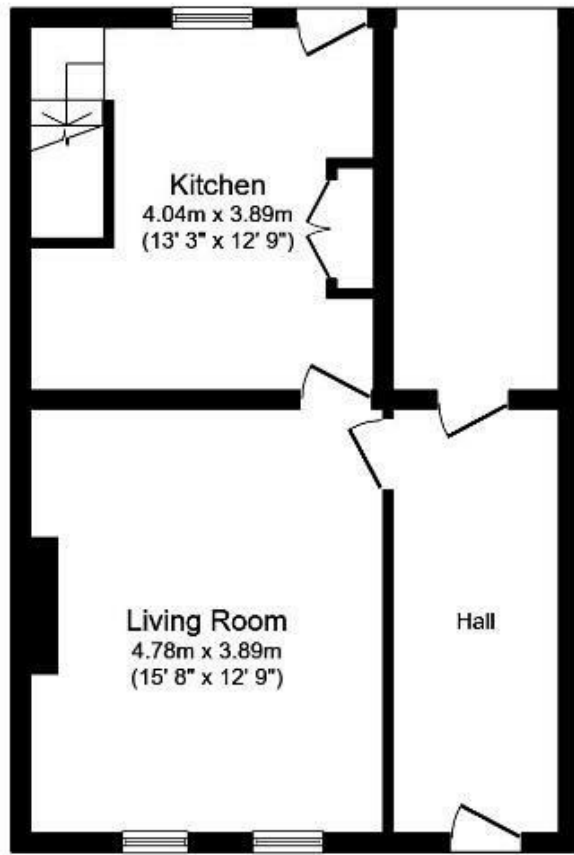
Services and Other Information

The property is served by oil fired central heating, mains electric, water and drainage connected. We understand that two neighbouring properties have a right of access within the garden to their storage sheds.

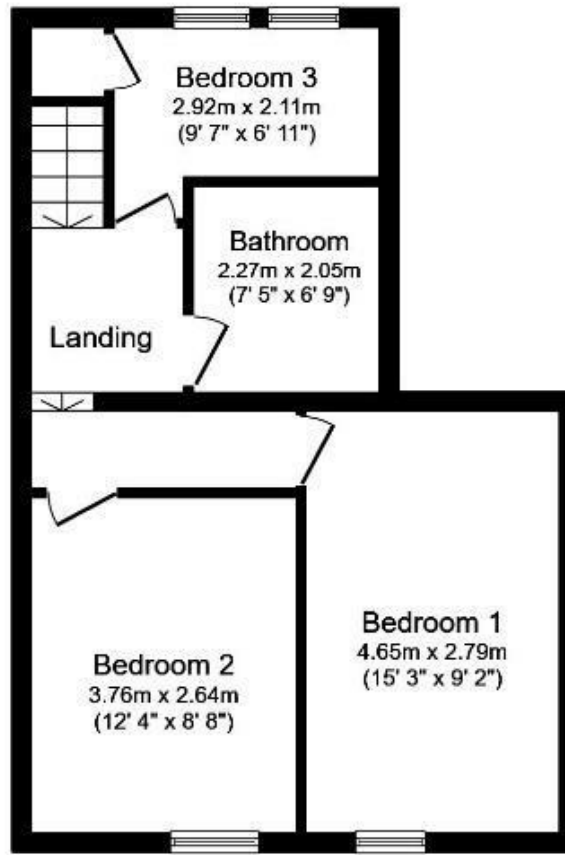
Particulars & Photographs

The particulars were written and the photographs taken in April 2023.






Ground Floor



First Floor

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D		54	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC 	



Disclaimer Notice

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2. All descriptions, including photographs, dimensions and other details are given in good faith but no warranty is provided. Statements made should not be relied upon as facts and anyone interested must satisfy themselves as to their accuracy by inspection or otherwise.
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6. Please discuss with us any aspects that are important to you prior to travelling to the property.