



31 QUAKER CLOSE

Reeth, Richmond, North Yorkshire DL11 6UY



GSC GRAYS

PROPERTY • ESTATES • LAND

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31 Quaker Close occupies an elevated position tucked away from the main square of Reeth, offering stunning countryside views over to Marrick Priory and the fields beyond, as well as Harkerside to the rear. It has a contemporary decor and presentation and is well presented throughout which includes an L-shaped open plan living dining kitchen which is at the heart of this home and houses a contemporary fitted kitchen with an island, a multi fuel stove, as well as sliding patio doors to the rear gardens and the countryside views to the front. There is also an entrance porch which is currently utilised as a boot room/utility, a hallway with a good amount of storage cupboards and a ground floor WC. To the first floor there are three generously sized bedrooms and a house bathroom, all of which are doubles and a principal bedroom, again showcasing the countryside view and houses a substantial fitted wardrobe. To the front of the property there is a raised seating area and a low maintenance garden to the rear, set over two levels with faux grass and ample space for seating areas and potted plants.



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Situation and Amenities

Reeth is set in the heart of the Yorkshire Dales National Park, in sought after Swaledale, The village has a number of amenities including; village shop, post office, GP surgery, bakery, several public houses, restaurants, cafés, speciality shops and a primary school. Reeth is ideally situated for those looking to enjoy the spectacular scenery and countryside of the Yorkshire Dales.

Accommodation Comprises:

Ground Floor

The front door leads into the entrance hallway with a utility/boot room area and doors leading to the open plan living dining kitchen, ground floor WC and stairs to the first floor. The open plan living dining kitchen has a contemporary fitted kitchen with integrated appliances, including a dishwasher, four ring induction hob, fan oven with extractor hood above, sink and fridge, as well as a multi fuel stove, space for seating and dining areas and sliding doors out the rear gardens.

First Floor

The landing has doors leading to the three bedrooms and house bathroom, as well as a built-in storage cupboard and loft access.

Externally

The property is approached by steps leading to a raised decked seating area to enjoy the stunning countryside views. To the rear of the property, there is a low maintenance garden with faux grass, flower beds and space for additional seating areas to enjoy the views over Harkerside. The external boiler and oil tank are housed to the front of the property.

Tenure

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

Services and Other Information

The property is served by oil fired central heating, mains electric, water and drainage connected.

Local Authority and Council Tax Band

Richmondshire. Tel 01748 829100.

The property is banded C.

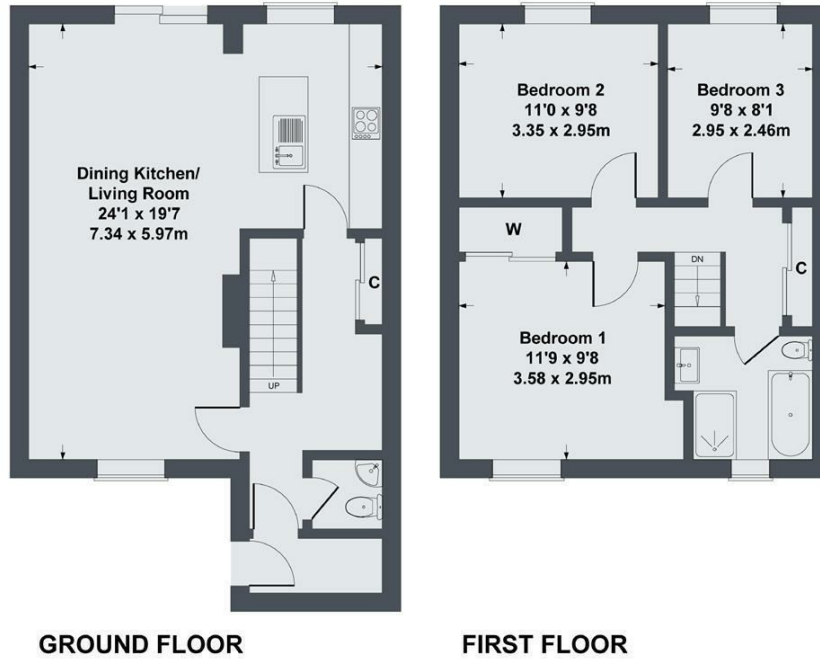
Particulars & Photographs

The particulars were written and the photographs taken in November 2022.



31 Quaker Close, Reeth

Approximate Gross Internal Area
998 sq ft - 93 sq m



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2019

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D		65	
(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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