



9 OVERTON GARTH  
Reeth, Richmond



GSC GRAYS

PROPERTY • ESTATES • LAND

---

# 9 OVERTON GARTH

Richmond, DL11 6SB

An attractive, stone-built, modern property tucked away in a highly regarded area within the Yorkshire Dales National Park.

## ACCOMMODATION

The property enjoys neutrally decorated accommodation including a spacious sitting room, a dining kitchen with integrated appliances and a ground floor w.c, as well as two double bedrooms to the first floor and a house shower room.

This home would suit a wide variety of purchasers either looking for a first time buy, downsize, second home or an investment property.

There are low maintenance gardens and allocated parking, all situated within walking distance to the amenities within Reeth.



5&6 Bailey Court Colburn Business Park, Richmond, North Yorkshire, DL9 4QL  
01748 829217  
[agency@gscgrays.co.uk](mailto:agency@gscgrays.co.uk)

[GSCGRAYS.CO.UK](http://GSCGRAYS.CO.UK)

---



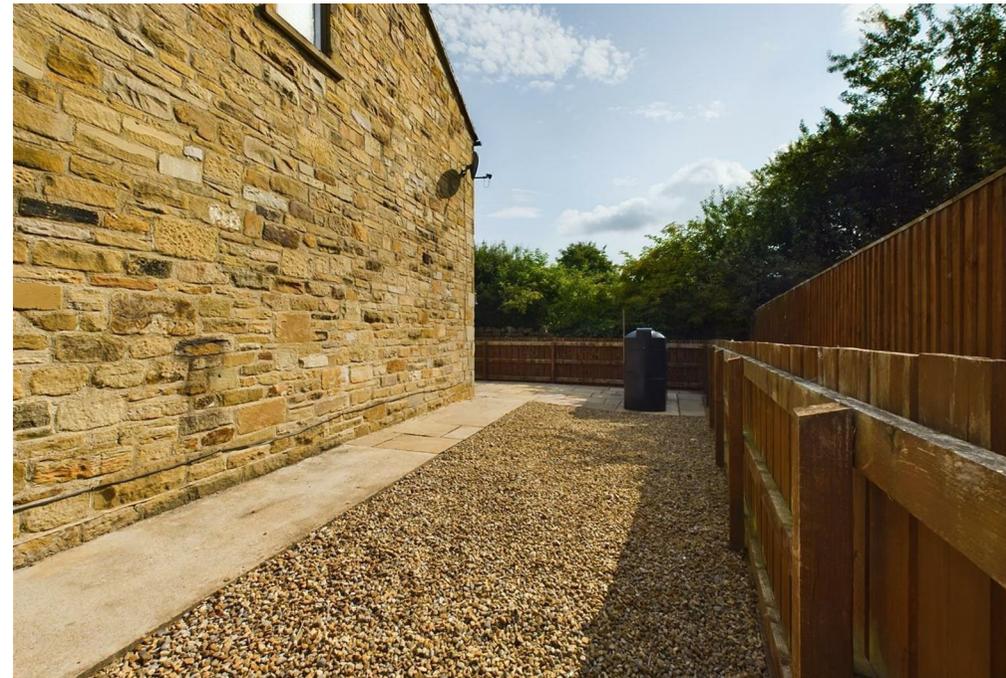
## Situation and Amenities

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 and the Dales Bikes Centre. Reeth is ideally situated for those looking to enjoy the spectacular scenery and countryside of the Yorkshire Dales.

Further amenities are available in the market towns of Leyburn, 8 miles and Richmond, 11 miles, where there are many excellent local and artisan shops, a weekly outdoor market, filling station, dentist, primary and secondary schools and a sixth form colleges. Leyburn is also home to Tennants Auctioneers on the eastern outskirts of the town.

The area benefits hugely from tourism and has good communications and relatively easy access from the A1 at Catterick. The nearest train station is at Northallerton (about 26 miles) with a regular service on the east coast main line to York, Newcastle, London or Edinburgh. Leeds Bradford is the nearest international airport but there are an increasing number of services now being offered from Durham Teesside airport.





### Accommodation

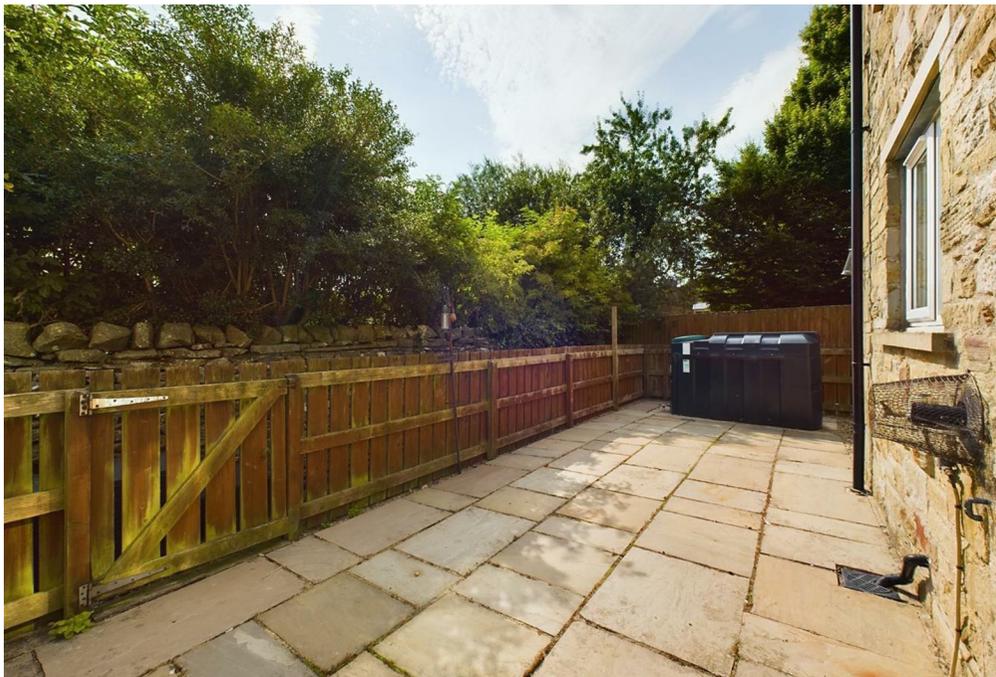
The front door leads in to the sitting room, with a useful understairs storage cupboard and stairs to the first floor.

A door leads in to the dining kitchen with white fronted units, integrated dishwasher and oven, space for freestanding washing machine and fridge freezer. There is also space for a dining table, with a door leading in to the rear porch and ground floor W.C.

To the first floor the landing gives access to the two bedrooms and house shower room as well as a drop down ladder providing additional storage within the loft.

The principal bedroom is a good-sized double, providing views over the rears gardens and substantial wardrobes and storage.

The second bedroom, also has a fitted wardrobe and the shower room has a white suite, with step in shower, w.c, basin and heated towel rail.



### Externally

There is a small gravel area to the front of the property, with an allocated parking space and shared visitor parking. The low maintenance gardens to the side and rear of the property are gravelled and have stone paved patio seating areas.

### Owners Insight

The property is located off a main road making it private and quiet, yet only a short walk away from the shops in the village centre.

### Services & Other Information

Mains electric, water and drainage connected. Oil fired central heating.

There is a pathway on the edge of the boundary owned by 9 Overton Garth, which provides a right of access to the neighbouring property's rear garden.

### Tenure

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

### Viewings

Strictly by appointment with GSC Grays. Telephone: 01748 829 217.

[WhatThreeWords// barrel.education.viewer](https://www.whatthreewords.com/barrel.education.viewer)

### Local Authority

North Yorkshire Council. Council Tax band B.

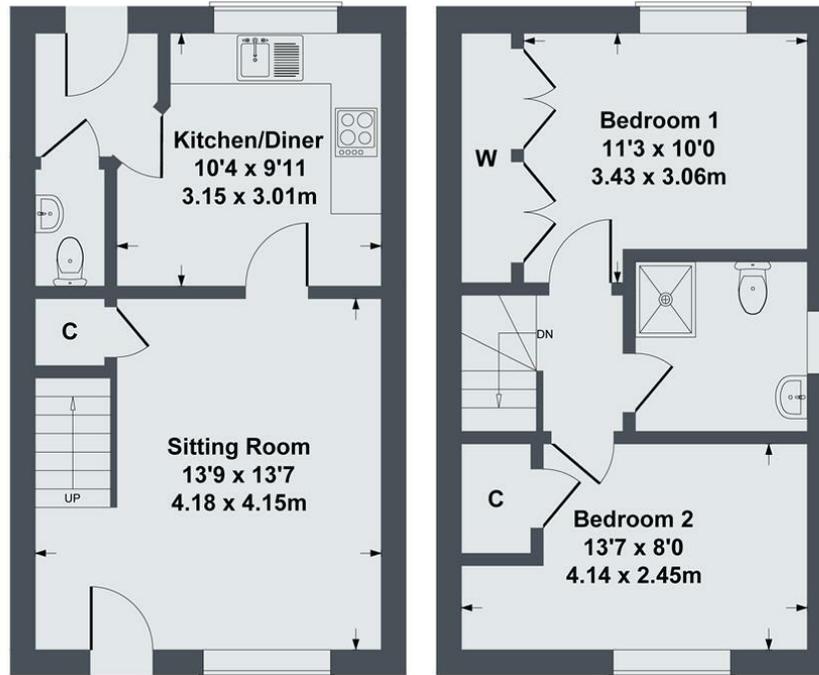
### Particulars and Photographs

Particulars prepared and photographs taken August 2024.

# 9 Overton Garth Reeth

Approximate Gross Internal Area

657 sq ft - 61 sq m



**GROUND FLOOR**

**FIRST FLOOR**

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. 2024

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>86</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>71</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



**DISCLAIMER NOTICE:**

PLEASE READ: GSC Grays gives notice to anyone who may read these particulars as follows:

1. These particulars, including any plan are a general guide only and do not form any part of any offer or contract.
2. All descriptions including photographs, dimensions and other details are given in good faith but do not amount to a representation or warranty. They should not be relied upon as statements of fact and anyone interested must satisfy themselves as to their correctness by inspection or otherwise.
3. Neither GSC Grays nor the vendor accept responsibility for any error that these particulars may contain however caused.
4. Any plan is for layout guidance only and is not drawn to scale. All dimensions, shapes and compass bearings are approximate and you should not rely upon them without checking them first.
5. Nothing in these particulars shall be deemed to be a statement that the property is in good condition / repair or otherwise, nor that any services or facilities are in good working order.
6. Please discuss with us any aspects that are important to you prior to travelling to the view the property.