



## 1 Low Level

, Arkengarthdale, DL11 6ER

Asking Price £190,000



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LIVING ROOM - KITCHEN - UTILITY - SHOWER ROOM/WC - REAR HALL - 2 BEDROOMS - GARDENS- PARKING AREA

FREEHOLD  
DOUBLE GLAZING

The property extends to.....

## LIVING ROOM:

15'0" x 12'7" (4.57 x 3.84)

With glazed entrance door and windows to the front, a comfortable living room having superb stone surround fireplace with inset cast-iron stove and feature ceiling beam.

## KITCHEN:

12'6" max 8'11" (3.81m" max 2.72m")

Fitted with range of units in light finish with sink unit, worksurfaces, tiled surrounds, plumbing points and staircase to the first floor.

## UTILITY:

A useful utility area with understairs storage.

## SHOWER ROOM/WC:

6'1" x 4'10" (1.85 x 1.47)

Having wash-hand basin, WC, shower cubicle, tiled and fully lined walls.

## REAR HALL:

With glazed door to the rear.

## LANDING:

With overstairs cupboard.

## BEDROOM 1:

9'1" x 12'8" (2.77 x 3.86)

A good-size bedroom with fine views to the front and walk-in store.

## BEDROOM 2:

9'6" x 5'4" (2.90 x 1.63)

A single bedroom, again to the front of the property.

## GARDENS:

Paved terrace garden to the front of the property, opening to a frontage green area.

Flagged terrace garden to the rear with store and parking area opening to the rear lane.

## FINER INFORMATION

Tenure: Freehold

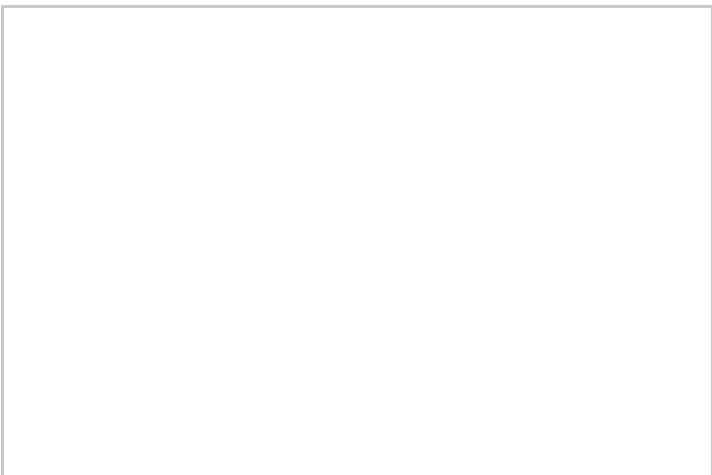
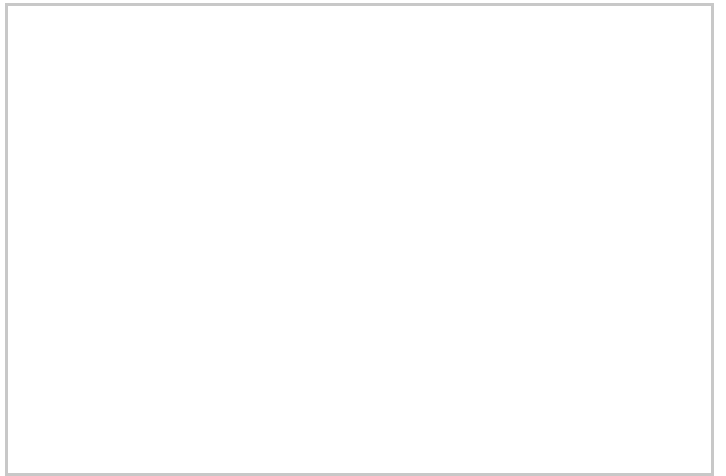
- Services: Mains electricity and water. Drainage to septic tank.

- Broadband & Mobile: Broadband currently supplied via BT. Please check Ofcom website for broadband and mobile suppliers available.

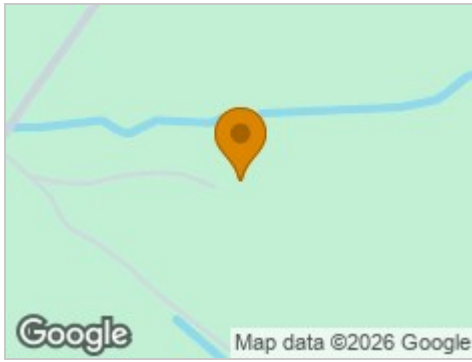
- Council Tax Band: B

- EPC Rating: E

- Heating: Electric storage heating & wood-burning stove.



## Road Map



## Hybrid Map

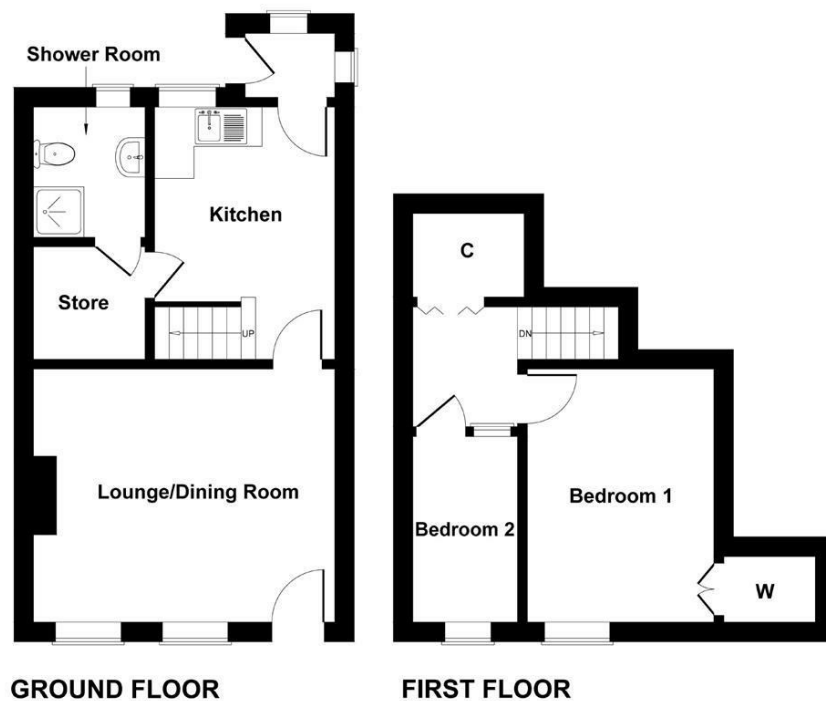


## Terrain Map



## Floor Plan

### Moulds Cottage, Low Level, Arkengarthdale

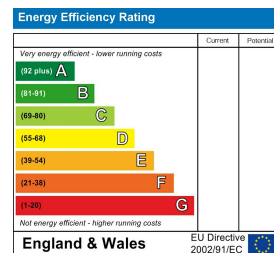


**SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY**  
 All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.  
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## Viewing

Please contact our Richmond Office on 01748 822 525 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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