



# **9 Dale Terrace** Lingdale, TS12 3EE











## £89,950

Energy Rating : D



### 9 Dale Terrace

#### DESCRIPTION

This well cared for Three Bedroom Sandstone Cottage is a blend of old and new with many original features ideally suited for individuals or couples with the North Yorkshire Moors National Park close by as are local facilities within the village, i.e a shop, pharmacy, bus services and a Fish & Chip shop. The property has been improved by the present owner to include a damp proof course, a gas central heating system with some traditional column style radiators, uPVC double glazing, two reception rooms, a galley style kitchen, a ground floor bathroom with a shower, a gated rear courtyard and rarely available with this style of a home, a gated two car driveway to the rear of the house accessed from the gated rear courtyard. There is also on road parking at the front. The property is situated towards the outskirts of the village and overlooks local allotments. This is a simple chain free with immediate vacant possession upon completion.

#### Accommodation

#### Hallway

Upvc double glazed entrance door and dado rail.

#### Lounge 12' 9" x 12' 4" (3.88m x 3.76m)

Front aspect upvc double glazed window with views towards the allotments. Traditional column style radiator, original tiled fireplace flanked by an arched alcove to one side and floor to ceiling built in cupboards and drawers to the other side. Picture rail and understairs cupboard.

#### Second Reception Room 11' 4" x 8' 11" (3.45m x 2.72m)

Traditional style column radiator and a rear aspect upvc double glazed window. Please note there is a provision here to install a wood burner as there is a chimney and flue.

#### Kitchen 15' 4" x 8' 3" (4.67m x 2.51m)

Galley in style with a range of base units with wood effect worktops, coloured single drainer and unit with a mixer tap. Gas and electric points, coved ceiling, wall mounted gas combination boiler, plumbing for a washing machine, space for a fridge freezer, radiator and a upvc double glazed window.

#### **Rear Lobby**

Tiled floor and a upvc double glazed access door to the side. Connecting door to the bathroom.

#### Bathroom 8' 0" x 4' 10" (2.44m x 1.47m)

Deep tub bath with a shower attachment to the bath taps and a curtain and rail. Pedestal wash hand basin and a low flush wc. Radiator and part tiled walls.

#### **First Floor**

#### Landing

Access to a boarded and insulated loft space with a light. Upvc double glazed window.

**Bedroom 1** 11' 1" x 8' 7" (3.38m x 2.61m) Period cast iron fireplace, radiator and a rear aspect upvc double glazed window.

**Bedroom 2** 12' 8'' x 8' 2'' (3.86m x 2.49m) Period cast iron fireplace, radiator and a front aspect upvc double glazed window with views towards the allotment.

**Bedroom 3** 8' 11'' x 7' 4'' (2.72m x 2.23m) Front aspect upvc double glazed window with views towards the allotments. Radiator.

#### Externally

#### **Rear Courtyard**

A gated rear courtyard which is a lovely sunny space to enjoy with a cold water tap and a brick outhouse which provides useful storage space. Connecting door from the yard to the enclosed tarmac laid hard standing.

#### Parking

A connecting door from the yard leads to the enclosed tarmac laid hard standing is accessed from the rear and provides off road parking for two cars. There is also on street parking

#### **Council Tax Band**

Council tax band:- A

#### **Energy Performance Certificate**

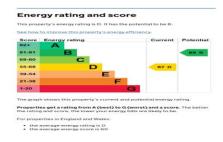
A full Energy Performance Certificate is available upon request.

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