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 6. Please discuss with us any aspects that are important to you prior to travelling to the property.

Disclaimer Notice



Energy Efficiency Rating	
Potential	Current
England & Wales EU Directive 2002/91/EC Not energy efficient - higher running costs	
	52
73	
Very energy efficient - lower running costs A (92 plus) B (81-91) C (69-80) D (55-68) E (39-54) F (21-38) G (1-20)	

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, 2025



BANKSIDE HIGH ROW

Caldwell, North Yorkshire DL11 7QQ



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This three-bedroom stone built cottage in the heart of Caldwell is a promising project for anyone looking to acquire a property with character and potential. The property offers plenty of off-road parking and gardens extending across the front, side and rear.

The property is located in the popular North Yorkshire village of Caldwell, approximately 9 miles north of the historic market town of Richmond. The village itself benefits from a public house whilst a village shop, tea room and primary school can be found in neighbouring Eppleby. The nearby historic market town of Richmond, which is the gateway to the Yorkshire Dales offers a good range of amenities, including national and local retailers, leisure centre, two secondary schools and several primary schools. The Station, a restored Victorian railway station, which features a restaurant, cinema and gallery is also home to a number of artisan food producers and is a popular attraction. Richmond 9 miles, Barnard Castle 10 miles, Darlington 10 miles, Durham 35 miles, Newcastle upon Tyne 48 miles, York 54 miles, A1(M) 6 miles, Durham Tees Valley Airport 16 miles (please note all distances are approximate).



GSC GRAYS

PROPERTY • ESTATES • LAND

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Description

Bankside offers huge potential to prospect buyers with accommodation comprising three generous bedrooms (one being on the ground floor), two reception rooms, separate kitchen and utility room, family bathroom and downstairs WC. The property can be accessed via the front, rear or side entrance through the utility room.

Ground Floor

The kitchen has been equipped with matching wall and base units, oven with four plate hob, electric extractor fan whilst overlooking the private rear garden. The utility room offers additional storage and plumbing for a washing machine. Both reception rooms feature large bay windows with the main living space presenting a traditional open coal fire with fireplace surrounded by brick mantel piece.

First Floor

The two bedrooms on the first floor benefit from traditional dormer windows overlooking the front of the property. The family bathroom to the rear has space for a separate bath and shower with WC and sink.

Externally

The property benefits from spacious walled gardens at the front, side and rear, featuring mature shrubs and trees. The rear garden has a graduated terrace offering ample opportunity for the keen gardener. The driveway comfortably offers space for two cars or alternatively subject to planning the opportunity to construct a garage.

Tenure

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

Local Authority and Council Tax

North Yorkshire Council

For Council Tax purposes the property is banded E.

Particulars

Particulars written in February 2025.

Photographs taken in February 2025.

Services and Other Information

Mains electricity, drainage and water are connected. Oil fired central heating.

