



**WEARDALE**  
PROPERTY AGENCY

## Ward Terrace, Wolsingham, DL13

**£160,000 Freehold**

**3 bed terraced house**

- 3 bed terraced house
- High standard of renovation throughout
- Off road parking for 2/3 cars
- Newly fitted kitchen
- Log burner in the living room
- Enclosed courtyard adjacent to parking area
- Solar panels
- Located in an Area of Outstanding Natural Beauty



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## Property Summary

New to the market, is this beautifully renovated 3 bedroom terraced house, in the sought-after village of Wolsingham. The property provides a great combination of modern and family living areas. The interior of the property has been meticulously designed and decorated in a manner that maximises space, design and functionality. The Living room is a spacious and welcoming room suitable for the whole family and featuring a cosy log burner, perfect for those chilly winter evenings.

The newly fitted kitchen features ample over-under cabinet storage, with sleek countertops, contemporary fixtures and fittings and integrated appliances. The modern kitchen also allows space for a family dining table. The property also benefits from a spacious utility room and a downstairs WC.

Spread across two levels, the property offers three bedrooms, 2 double and 1 single, providing comfortable accommodation for the whole family. Each room is tastefully decorated and feels very light, with the master bedroom benefiting from inbuilt storage cupboards. In addition to its interior charm, this property offers the convenience of off-road parking for 2 to 3 cars, an enclosed courtyard and also benefits from the addition of solar panels.

In summary, this 3 bedroom terraced house offers an exemplary standard of renovation with its stylish interiors, ample parking, and solar panels, this property is a true gem, perfect for those seeking both convenience and style. Don't miss your opportunity to call this stunning house your home. Arrange a viewing today.

Tenure: Freehold, Council Tax A



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### Living Room (5.73m x 4.25m)

The living room is a spacious and bright room found at the front of the house. It benefits from a large uPVC window flooding the room with lots of natural light. Tastefully decorated in warm tones and featuring a log burner fireplace the living room is a comfortable and inviting family space. There is access to the kitchen/ diner from the living room and also a generous sized storage cupboard and built in pull out desk.

### Kitchen/ Diner (4.21m x 3.29m)

Recently refurbished to an immaculate standard and featuring modern shaker style storage cabinets and integrated appliances, the kitchen is found at the rear of the house. The kitchen benefits from ample over-under cabinet storage and contemporary fixtures and fittings, it also boasts enough space to accommodate a dining table. There is access to the utility room and WC from the kitchen and another external door providing access to the outside area and parking.



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### Utility Room (1.60m x 1.65m)

A welcome addition to any family home. The utility room has been well designed to maximise space and storage and as a result provides enough room for a washing machine and a tumble dryer and still offers the benefit of over-under storage cabinets. You will also find an integrated freezer and laundry basket. Through to the other side of the utility room you can access the downstairs WC.

### WC (0.7m x 1.63m)

Accessed through the utility room, the downstairs WC features a corner hand wash basin with under cabinet storage, a modern wall mounted heated towel rail and WC.





### Bedroom 1 (2.97m x 3.90m)

At the top of the stairs to the right you will find bedroom 1. Bedroom 1 is a generous double room, it is neutrally decorated and it features white washed wooden floors. The room benefits from a large uPVC window and inbuilt storage cupboards, it also offers space for a free standing wardrobe or chest of drawers.

### Landing (1.31m x 0.97m + 0.82m x 1.36m)

A neutrally decorated and bright space, the landing provides access to the attic above. There is a pull down ladder offering easy access and the space benefits from being fully boarded, carpeted and plastered. The loft is an excellent storage space and features two roof light windows and a radiator.





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### **Bedroom 2 (3.05m x 2.85m)**

Bedroom 2 is another good sized double bedroom perfect for children or guests. The room is light and airy and benefits from a uPVC window. There is also space for free standing storage furniture. The room features chrome light switches and power sockets.

### **Bedroom 3 (1.53m x 3.19m)**

Bedroom 3 is found at the rear of the property. It is a delightfully decorated room, ideal for use as a nursery or office. This single bedroom features spot lights and a uPVC window, filling the space with natural light.



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### Bathroom (2.17m x 1.22m)

The family bathroom has been recently refurbished to an immaculate standard. Featuring a large walk in shower, hand wash basin with storage, WC and a modern wall mounted heated towel rail. The contemporary style of the fixtures and fittings are further enhanced by the fully tiled floor and the full height tiling to the shower.

### Outside Spaces

The property provides private off street parking for 2-3 cars. Located adjacent to the car parking for the property there is a courtyard style garden which is fully fenced for privacy. The outside area is block paved and provides ample space for seating and outdoor dining.



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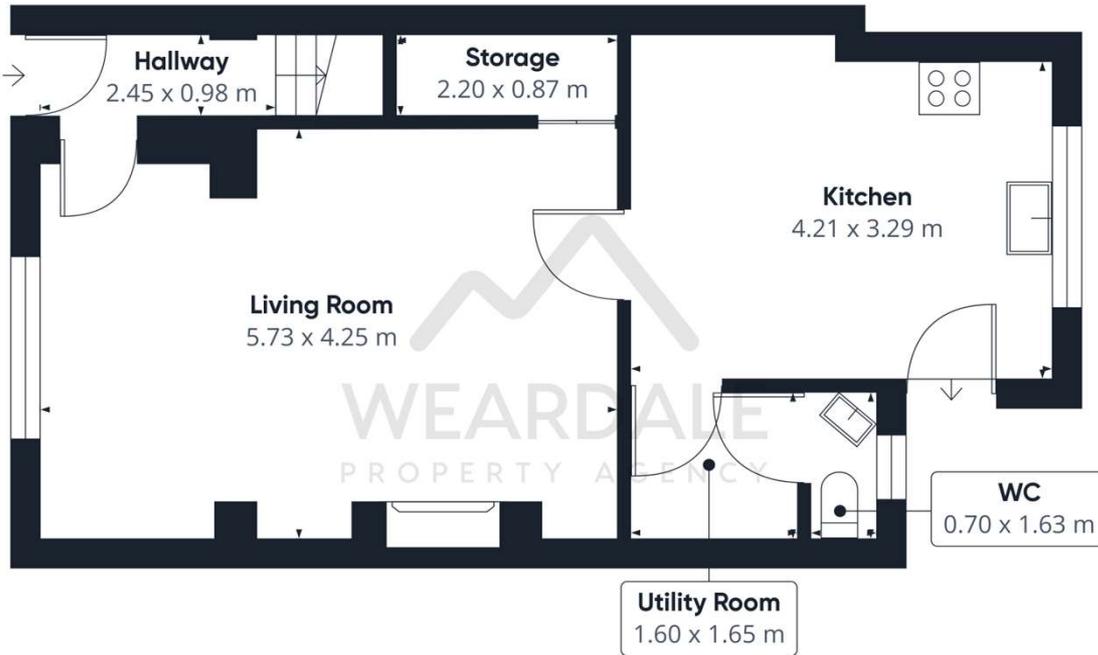
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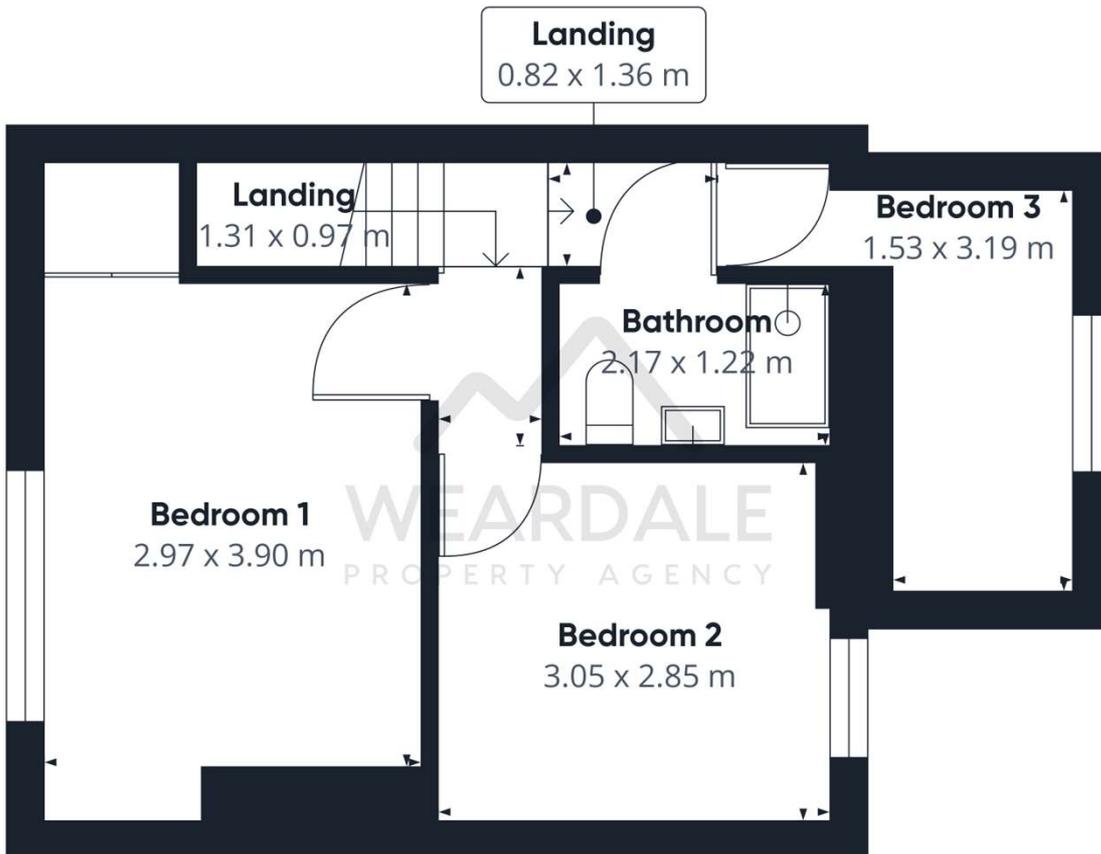
Approximate total area<sup>†</sup>  
46.64 m<sup>2</sup>

Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Floor 0



Approximate total area<sup>†</sup>  
33.67 m<sup>2</sup>

Excluding balconies and terraces

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Floor 1

Although every care has been made to ensure that these particulars are accurate, no responsibility for any inaccurate information can be accepted, the information is provided as a general guide only and does not form part of any contract. All measurements are approximate. Any intending purchaser should satisfy themselves of the accuracy of the information and should not rely solely on the information outlined in this advertisement.



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