





2 DRAYCOTT HALL

FREMINGTON, SWALEDALE, DL11 6AW

£145,000

LEASEHOLD

FOR SALE BY TRADITIONAL AUCTION VIA OUR PARTNER AGENTS AUCTION HOUSE NORTH YORKSHIRE AND TEES VALLEY ON TUESDAY 15TH DECEMBER 2026 AT 12 NOON. A Spacious Ground Floor Apartment within a handsome period property conveniently located for Reeth. Entrance Hall, Lounge, Newly Fitted Kitchen/Dining Room, 2 Double Bedrooms, Bathroom/WC, Store Room, Parking, Electric Central Heating. Council Tax Band B. EER D58. NO ONWARD CHAIN.

NORMAN F.BROWN

Est. 1967

2 DRAYCOTT HALL

• SPACIOUS GROUND FLOOR APARTMENT • 2 DOUBLE BEDROOMS • HANDY FOR REETH • PARKING • ELECTRIC CENTRAL HEATING • NO ONWARD CHAIN





DESCRIPTION

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ENTRANCE HALL

Coving, radiator ceiling LED spotlights. Entrance door to Communal Entrance Hall. Doors to Lounge, Kitchen, Bedrooms, Bathroom and Store Room.

LOUNGE

Coving, cast iron multi fuel stove, varnished pine boarded floor, radiator. Sash windows to front with shutters. Doors to Hall and Kitchen.

NEWLY FITTED KITCHEN/DINING ROOM

Coving, tiled surrounds, ceramic single drainer sink unit with mixer tap, granite work surfaces, light grey and dark grey cupboards and drawers, space for large range style electric cooker, built in slim dishwasher, fridge/freezer space, varnished pine boarded floor, radiator. Sash windows to front with shutters. Doors to Hall and Lounge.

BEDROOM 1

Coving, radiator. Sash windows to front with shutters. Door to Hall.

BEDROOM 2

Coving, radiator. Window to side with roller blind. Door to Hall.

BATHROOM/WC

Tiled surrounds, pedestal wash hand basin, panelled bath with shower over and screen, extractor fan, wc, chrome heated ladder, built in large storage with plumbing for washing machine and shelving. Single windows to rear. Door to Hall.

STORE ROOM

Tumble dryer space, unvented hot water cylinder with immersion heater, wall mounted electric central heating boiler. Door to Hall.

OUTSIDE

Communal Grounds to the Front
Gravel parking, lawn, flower beds.

SERVICES

Mains electricity, water and drainage.

GRADE II* LISTED

Country house, now flats. Late C18. For Sir George Denys, owner of Old Gang Smelt Mill (qv). Rendered stone, Westmorland slate roof. Central staircase hallway entry. Central section of 3 storeys, 5 bays, flanked by semi-circular 4-columned outer wings of 2 storeys and 2 bays. Double door in Doric porch with mutules and cornice flanked by plate glass sashes. Outer wings each have 2 Venetian windows containing sashes with glazing bars. First floor: plate glass sashes to central section, sashes with glazing bars to outer bays. Second floor: plate glass fixed windows. End and ridge stacks. Interior: fine glazed Adam-style surround to inner door with some surviving original glass. Original green, purple and yellow stained glass to round-headed staircase window, in scrolled and keyed surround. Open string column-on-vase staircase. Egg-and-dart surrounds to doorway arches.

Listing NGR: SE0458998953

GENERAL INFORMATION

Viewing - By appointment with Norman F. Brown.

Tenure - Leasehold. 125 years from 28 February 2005. The title register is NYK 306417. The most recent annual service charge contribution to the buildings insurance and repairs was £1,630. The freehold is owned by The Draycott Hall Management Company Ltd.

Local Authority - North Yorkshire Council – Tel: 0300 1312131
www.northyorks.gov.uk

Broadband and Mobile Phone Coverage – please check using this website
https://checker.ofcom.org.uk

Property Reference – 18127852

Particulars Prepared – May 2024.

IMPORTANT NOTICE

These particulars have been produced in good faith to give an overall view of the property. If any points are particularly relevant to your interest, please ask for further information or verification, particularly if you are considering travelling some distance to view the property.

All interested parties should note:

i. The particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute an offer or contract or any part thereof.

ii. All measurements, areas or distances are given only as a guide and should not be relied upon as fact.

iii. The exterior photograph(s) may have been taken from a vantage point other than the front street level. It should not be assumed that any contents/furnishings/furniture etc. are included in the sale nor that the property remains as displayed in the photographs.

iv. Services or any appliances referred to have not been tested and cannot be verified as being in working order. Prospective buyers should obtain their own verification.

FREE MARKET APPRAISAL

We will be pleased to provide an unbiased and professional market appraisal of your property without obligation, if you are thinking of selling.

FREE IMPARTIAL MORTGAGE ADVICE

CALL TODAY TO ARRANGE YOUR APPOINTMENT

Our qualified mortgage and financial advisor will be pleased to advise you on the wide range of mortgages available from all of the mortgage lenders without charge or obligation.

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT

A life assurance policy may be required. Written quotation available upon request.

AUCTION PROCESS

c/o Auction House North Yorkshire & Tees Valley tel: 01642 931060, www.auctionhouse.co.uk/teesvalley

We ask all parties to complete full due-diligence on any auction property by reading a full pack prior to bidding. Come auction day (15th December), you must be in a position to legally exchange contracts at the fall of the gavel, a 10% deposit (£5,000 min) is required and completion is set for 28 days later. You must be registered to bid, Please note that previous purchases, interest or registration through the Auction House Brand are not valid for a forthcoming auction and therefore you MUST register your interest with the office on 01642 931060. Please also note that holding an Elgroup account will not give you bidding authorisation, this authorisation can only be granted via the Tees Valley branch once all forms, documentation and completed ID checks have been received at teesvalley@auctionhouse.co.uk. for any further assistance, please do not hesitate to contact us in the office.

Buyer's Premium - 1.8% inc VAT of the purchase price, subject to a minimum of £1200 inc VAT, payable on exchange of contracts.

Administration Charge - £1800 inc VAT payable on exchange of contracts.

Disbursements - Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.

AML POLICY

AML Policy (When an offer is accepted):

In accordance with The Money Laundering Regulations 2017, we are required by law to:

- Verify the identity of all buyers
- Check the Politically Exposed Persons and
- Check the Sanctions registers.
- Verify proof of and source of funds for the purchase - What form that takes depends on your position, but we ultimately need you to provide to us (in the office or via email) evidence of the funding you have in place for the purchase price. That may include proof of deposit, an Agreement in Principle from a lender or if you are a cash buyer, a Bank Statement.

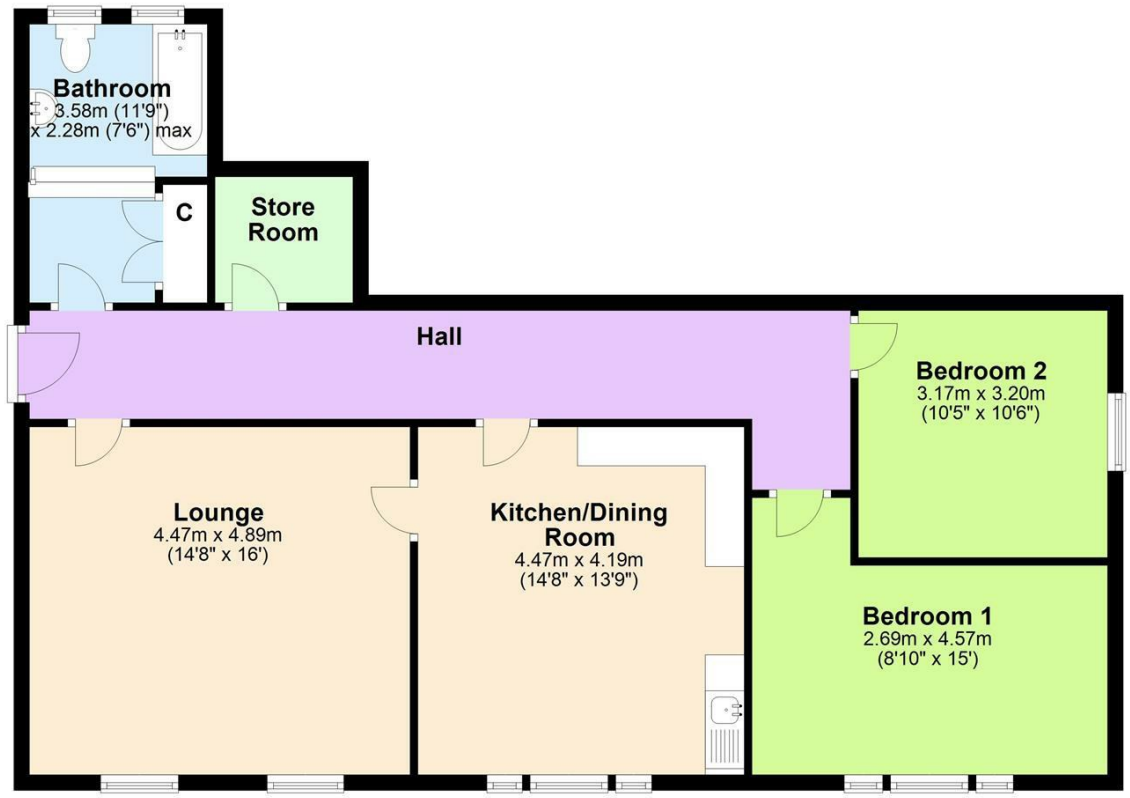
The cost of the Identity verification, PEP & Sanctions register checks are £15 for one person and £25 for two people. We will send you a link to the Guild 365 app (which you will need to download) to complete this.

2 DRAYCOTT HALL



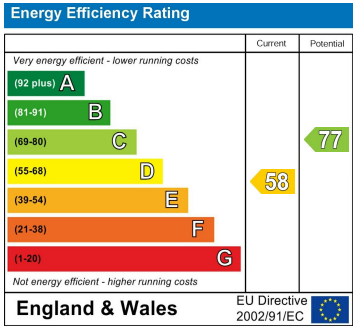
Ground Floor

Approx. 94.2 sq. metres (1013.5 sq. feet)



Total area: approx. 94.2 sq. metres (1013.5 sq. feet)





Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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