



3 DALES VIEW COTTAGES DRAUGHTON, BD23 6DU

£125,000


CARLING JONES
 ESTATE AGENTS & CHARTERED SURVEYORS



1 Bedroom Bungalow - Terrace located in Draughton

A well presented one bedroomed retirement bungalow pleasantly situated in the communal landscaped grounds of a Nursing Home, enjoying an idyllic and secluded location in the exclusive village of Draughton which is surrounded by open countryside. With an emergency call system linked directly to the adjacent nursing home, this property provides welcome peace of mind that assistance is available 24 hours 7 days a week. On a bus route into both Skipton and Ilkley. Occupancy Restriction to over 55.

Draughton is a popular village with many character homes on the edge of the National Park. Situated between Ilkley and Skipton, the location is ideal for daily commuting to both Leeds and Bradford as well as business centres in east Lancashire. Skipton offers a wide range of shops, a weekly market, varied recreational amenities and a number of very highly regarded schools.

The accommodation with LPG FIRED CENTRAL HEATING and SEALED UNIT DOUBLE GLAZING and with approximate room sizes, comprises:-

Ground Floor

Entrance Porch

Accessed via a glazed UPVC door and includes a recessed seating bench and houses the wall mounted Vaillant LPG fired boiler. A further glazed door leads to:-

Sitting Room

13'6 x 12'7

A sizeable sitting room featuring an electric fire with marble surround and hearth. Easily accessed high level power points. Window to the front elevation.

Breakfast Kitchen

13'7 x 7'4

Comprising a good range of base and wall units with co-ordinating work surfaces and tiled splashback. Appliances include an eye level oven, four ring ceramic hob with provision for a cooker hood over, plumbing for an automatic washing machine and space for a fridge freezer. A generous recessed store cupboard with additional overhead storage. There is ample space for a dining table and chairs. Window to the front elevation.

Bedroom

12'7 x 10'6

A good double bedroom including a range of recessed wardrobes with store cupboards over. Window to the rear elevation. Door providing direct access to the rear garden.

Shower Room

Comprising a walk-in shower with grab rails and glass screen, hand wash basin and a low suite wc. Window to the rear elevation.

Outside

There is ample parking available for the residents of Dales View Cottages.

To the rear of the property is a seating area and a small garden enclosed by a dry stone wall featuring a well stocked flower bed.

Tenure & Council Tax

Council tax band: B

We understand the property is held on a 99 year lease dated from November 1994. Please note that the vendors are currently in the process of getting a lease extension.

We understand the current service charge is £78.18 per month (No VAT) plus gas and covers such items as good neighbour charge, external window cleaning and general external maintenance for Dales View, buildings insurance, management fee, maintenance and re-decoration fund and gas, which is supplied and charged back based on the number of units used per month.

Services

We have not been able to test the equipment, services or installations in the property (including heating and hot water systems) and recommend that prospective purchasers arrange for a qualified person to check the relevant installations before entering into any commitment



Agents Notes & Disclaimer

These details do not form part of an offer or contract. They are intended to give a fair description of the property, but neither the vendor nor Carling Jones accept responsibility for any errors it may contain. Purchasers or prospective tenants should satisfy themselves by inspecting the property

Anti Money Laundering Regulations

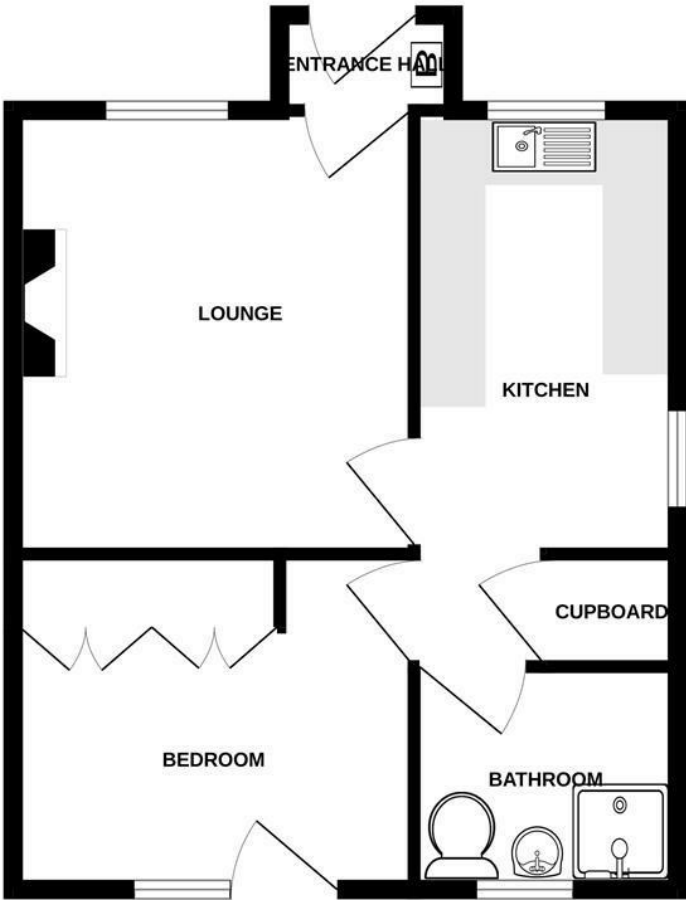
To enable us to comply with the expanded Money Laundering Regulations we are required to obtain proof of how the property purchase is to be financed as well as identification from all prospective buyers. Buyers are asked to please assist with this so that there is no delay in agreeing a sale. The cost payable by the successful buyer(s) for this is £12 (inclusive of VAT) per named buyer and is paid to the firm that administers the money laundering ID checks, Movebutler. Please note the property will not be marked as sold subject to contract until appropriate identification has been provided and all AML checks are completed.

Viewings

Strictly by appointment through the agents Carling Jones - contact a member of the team at the Skipton Office on 01756 799163



GROUND FLOOR

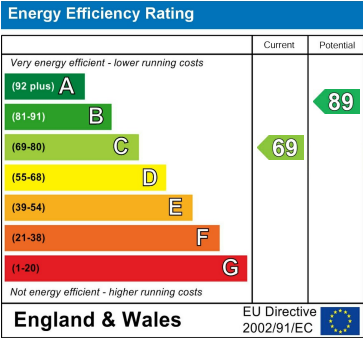


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix 62024

Council Tax Band

B

Energy Performance Graph



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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 are advised to recheck the measurements.