



6 CRAGG HILL ROAD, HORTON IN RIBBLESDALE
£149,950



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6 CRAGG HILL ROAD, HORTON IN RIBBLESDALE, SETTLE, BD24 0HN

2 Bedroom end terrace bungalow, located on the edge of Horton in Ribblesdale Village within the Yorkshire Dales National Park, standing in an elevated position within large gardens.

In need of modernisation to bring it up to today's standards but offers huge potential.

Upvc double glazed windows are installed, bottled gas central heating.

Manageable accommodation with the added advantage of superb views to the front over the village towards Penyghent.

Ideal property for first time buyer, retired buyer, or investor.

Well worthy of inspection to appreciate the size, gardens, parking, and views.

Horton in Ribblesdale is a popular Dales Village set amid superb countryside within the famous 3 peaks area.

The village has two public houses, church and village hall and is situated on the Settle to Carlisle Railway, with the station less than 100 yards from the property.

The Market Town of Settle is approximately 6 miles away, which has all local amenities.

ACCOMMODATION COMPRISES:

Entrance Porch, Lounge, Kitchen, Rear Porch, Inner Hallway, 2 Bedrooms, Store.

Outside

Good sized gardens to the front and rear, Garage.

ACCOMMODATION:

Entrance Porch:

4'1" x 3'7" (1.24 x 1.09)

½ glazed external entrance door, upvc double glazed side window, solid inner door.

Lounge:

13'7" x 12'4" (4.14 x 3.76)

Open fire grate within stone fireplace on hearth with side shelves, large upvc double glazed picture window with superb views towards Penyghent, radiator.

Inner Hallway:

3'6" x 10'7" (1.07 x 3.22)

Access to principal rooms.

Large store cupboard 3'6" x 4'6" (1.07 x 1.37).





Kitchen:

9'5" x 12'0" (2.87 x 3.66)

Range of old style base units with complementary worksurfaces, wall cupboards, stainless steel sink, electric built in oven, calor gas hob, ½ glazed door to rear porch, upvc double glazed window, radiator, cupboard housing gas fired central heating boiler.



Rear Porch:

5'5" x 16'7" (1.65 x 5.05)

Double glazed timber windows of plinth, ½ glazed upvc rear entrance door, plumbing for washer, radiator.



Bedroom 1:

11'0" x 12'4" (3.35 x 3.76)

Double bedroom, upvc double glazed window with views of Penyghent, radiator.



Bedroom 2:

8'5" x 7'10" (2.56 x 2.39)

Single bedroom to the rear, upvc double glazed window, radiator.





Bathroom:

7'10" x 6'5" (2.39 x 1.96)

3-piece white bathroom suite comprising cast iron bath, WC, pedestal wash hand basin, upvc double glazed window and radiator.



OUTSIDE:

Front:

Driveway off Cragg Hill Road, large lawned garden, rockery, patio.

Side:

Access/Parking Space

Rear:

Large rear garden, hard landscaped with gravelled areas, path, greenhouse, kennel, woodshed, calor gas tank, single garage (dilapidated).



**Directions:**

Enter Horton in Ribblesdale Village from Settle, go past the Golden Lion Public House, for approximately 1 mile, go over the river bridge, and take the next turning on the left onto Cragg Hill Road, the property is on the right-hand side, a To Let Board is erected.

Tenure:

Freehold with vacant possession on completion.

Services:

Mains water, drainage, electric and bottled gas.

Viewing:

Strictly by prior arrangement with and accompanied by a member of the selling agents, Neil Wright Associates Ltd.

Purchase Procedure:

If you would like to make an offer on this property then please make an appointment with Neil Wright Associates so that a formal offer can be submitted to the Vendors.

Marketing:

Should you be interested in this property but have a house to sell, then we would be pleased to come and give you a free market valuation.

N.B. YOUR HOME MAY BE AT RISK IF YOU DO NOT KEEP UP PAYMENTS ON YOUR MORTGAGE OR ANY OTHER LOAN SECURED AGAINST IT.

N.B. No electrical/gas appliances have been checked to ensure that they are in working order. The would-be purchasers are to satisfy themselves.

N.B. Money Laundering, prospective buyers should be aware that in the event that they make an offer for the property, they will be required to provide the agent with documents in relation to the Money Laundering Regulations; one being photographic ID, i.e., driving licence or passport and the other being a utility bill showing the address. These can be provided in the following ways: by calling into the office with copies or by way of a certified copy provided via their solicitor. In addition, prospective buyers will be required to provide information regarding the source of funding as part of the offer procedure.

Local Authority:

North Yorkshire Council
1 Belle Vue Square
Broughton Road
SKIPTON
North Yorkshire
BD23 1FJ

Council Tax Band B



GROUND FLOOR
684 sq.ft. (63.5 sq.m.) approx.



TOTAL FLOOR AREA : 684 sq.ft. (63.5 sq.m.) approx.

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.
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