



HONEYSUCKLE COTTAGE, CLAPHAM

£325,000





HONEYSUCKLE COTTAGE, 3 OLD MASONS YARD, CLAPHAM, LANCASTER, LA2 8EB

3 bedroomed, stone built conversion property, located in a superb position near to the centre of Clapham Village, on the edge of the Yorkshire Dales National Park.

The house offers deceptively spacious accommodation laid over two floors, with quality fixtures and fittings throughout and good eye for detail.

Ground floor, spacious entrance hall with return staircase and limestone flooring, large through living kitchen with bespoke fitted kitchen with appliances. Cosy lounge with multifuel stove.

First floor landing, 3 double bedrooms and house bathroom.

Outside, parking, pleasant enclosed rear garden with patio area.

Decorated internally to a high standard with upvc double glazed windows and oil-fired central heating.

Ideal property for family buyer, holiday home, 2nd home or investment.

Viewing is strongly recommended to fully appreciate the size, layout, quality, and position.

Clapham is a popular conservation village, which has some local amenities such as, community shop, two public houses, churches, village hall, and railway station (approximately 1½ miles).

A wide range of facilities are available in Settle 6 miles, Bentham 4 miles, and Ingleton 4 miles. Sitting within stunning, accessible countryside.

ACCOMMODATION COMPRISES:

Ground Floor:

Entrance Hall, WC/Cloakroom, Lounge, Living Kitchen.

First Floor:

Landing, 3 Bedrooms, Shower Room.

Outside:

Rear Enclosed Garden, Stone Shed, Parking.

ACCOMMODATION:

GROUND FLOOR:

Entrance Hall:

9'8" x 6'9" (2.95 x 2.05)

½ glazed external entrance door, return staircase to the first floor, limestone flooring, radiator.





WC/Cloakroom:

3'2" x 5'10" (0.96 x 1.78)

WC, pedestal wash hand basin, radiator, limestone flooring.



Lounge:

11'10" x 15'0" (3.60 x 4.57)

Good sized room, two upvc double glazed windows, wood burning stove in recessed fireplace with wood mantle, wall lights, radiator, understairs store cupboard.



Living Kitchen:

12'6" x 10'4" (3.81 x 3.15) open to 12'0" x 10'0" (3.66 x 3.05)

Large through room with range of bespoke blue kitchen base units with wood effect worksurfaces, wall units, integral appliances including NEFF electric oven, NEFF electric hob, NEFF extraction hood, NEFF slimline dishwasher, NEFF washing machine, 2 radiators, ceramic sink with mixer taps, 2 upvc double glazed windows with slate sills and exposed beams over, rear patio doors with access to the rear garden, recess spotlights.





FIRST FLOOR:

Landing:

13'4" x 3'1" (4.06 x 0.94) plus 8'1" x 6'0" (2.46 x 1.83)

Spacious landing with access to 3 bedrooms and bathroom, loft access, radiator, cupboard housing oil fired central heating boiler, upvc double glazed window, wood head on ½ landing.

Bedroom 1:

11'0" x 15'7" (3.35 x 4.75)

Large double bedroom, upvc double glazed window, wood head, radiator, part reduced eaves.



Bedroom 2:

11'9" x 11'5" (3.58 x 3.48)

Double bedroom, upvc double glazed window, wood head, radiator, part reduced eaves.



Bedroom 3:

9'5" x 11'4" (2.87 x 3.45)

Single bedroom, upvc double glazed window, wood head, radiator, part reduced eaves.





Shower Room:

7'5" x 7'0" (2.26 x 2.13)

Large shower enclosure with drencher shower over off the system, pedestal wash hand basin, low flush WC, part tiled walls, tiled floor, recessed spotlights, Velux rooflight, heated towel rail.



OUTSIDE:

Forecourt area with access over to parking space. Oil tank plus small fore garden.

Enclosed rear garden with steps down to patio area, lawn, stone shed 16'5" x 4'0" (5.00 x 1.22). Pedestrian access to the rear, fenced boundaries.



Directions:

Enter Clapham Village off the A65 from Bentham Road and take next left onto Cross Haw Lane, go approximately 200 yards from right at the Village Hall. Honeysuckle Cottage is on the right, a for sale board is erected.

Parking through the yard.

Tenure:

Freehold.

Services:

All mains' services are connected to the property.

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 C


Energy performance certificate (EPC)

Certificate contents

- Rules on letting this property
- Energy rating and score
- Breakdown of property's energy performance
- How this affects your energy bills
- Impact on the environment
- Changes you could make
- Who to contact about this certificate
- Other certificates for this property

Share this certificate

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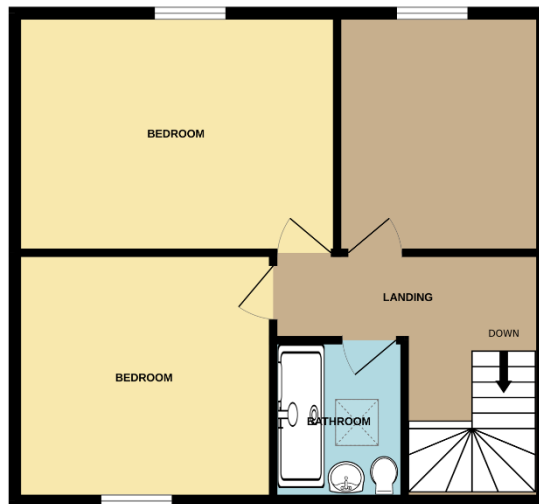
3 Old Masons Yard Clapham LANCASTER LA2 8EB		Energy rating E
Valid until 6 May 2034	Certificate number 3700-0704-0222-0374-3443	
Property type	Semi-detached house	
Total floor area	108 square metres	



GROUND FLOOR
550 sq.ft. (51.1 sq.m.) approx.



1ST FLOOR
559 sq.ft. (51.9 sq.m.) approx.



TOTAL FLOOR AREA: 1110 sq.ft. (103.1 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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