



## 5 OLD MASONS YARD, CLAPHAM

£275,000





## 5 OLD MASONS YARD, CLAPHAM, LANCASTER, LA2 8EB

Two-bedroom, stone-built end cottage, located in a superb and convenient position near to the centre of Clapham Village on the edge of the Yorkshire Dales National Park.

To the ground floor, spacious entrance hall with return staircase and understairs store cupboard, spacious lounge with multifuel stove and kitchen/dining with fitted kitchen and appliances.

First floor landing, 2 bedrooms and a bathroom.

Outside, allocated parking space, pleasant enclosed rear garden and small outbuilding/store.

The property benefits from double glazed windows and oil-fired central heating

Ideal property for family buyer, holiday home, 2<sup>nd</sup> 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, Lounge, Kitchen/Dining.

#### First Floor:

Landing, 2 Bedrooms, House Bathroom.

#### Outside

Allocated Parking Space, Rear Enclosed Garden, Outbuilding/Store.

### ACCOMMODATION

#### GROUND FLOOR:

##### Entrance Hall:

17'3" x 3'4" (5.31 x 1.02)

Part glazed external entrance door, staircase to the first floor, radiator.

##### Store Cupboard:

5'1" x 2'9" (1.54 x 0.89)

Storage with light.







### **Lounge:**

19'10" x 8'11" (6.05 x 2.72)

Large room with two double glazed windows, multi-fuel stove on stone fireplace, radiators, part glazed door to rear garden.



### **Kitchen/Dining:**

11'2" x 6'7" (3.04 x 2.01)

Range of modern kitchen base with complementary work surfaces, wall units, 1½ bowl stainless steel sink with mixer taps, built in electric oven, electric hob, extractor hood, plumbing for washing machine, and spotlights.



### **FIRST FLOOR:**

#### **Landing:**

8'3" x 6'3" (2.51 x 1.90)

Landing area with access to 2 bedrooms, bathroom, and radiator.

**Bedroom 1:**

16'4" x 8'11" (4.98 x 2.72)

Double bedroom with double glazed windows, and radiator.

**Cupboard:**

Housing oil fired central heating boiler and hot water.

**Bedroom 2:**

10'11" x 9'6" (3.33 x 2.90)

Double bedroom with double glazed window and radiator.

**House Bathroom:**

7'8" x 6'7" (2.34 x 2.01)

Three-piece white bathroom suite comprising bath with shower fitting off the taps, WC, wash hand basin, and radiator.

**Outside:**

**Front:** Allocated parking space.

**Rear:** Enclosed lawned area 30" x 30" approx., including patio area, mature border, access from garden to shared gravelled pathway to store.

**Directions:**

From the A65 from Settle, take the first turning into Clapham, go across the river bridge and take the second turning on the right on to Cross Haw Lane, go straight down to the end then turn right as if going to the village hall and Mason Yard is on the left. A For Sale Board is erected.



**Tenure:**

Freehold with vacant possession on completion.

**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.

5, Old Masons Yard Clapham LANCASTER LA2 8EB	Energy rating <b>D</b>
Valid until 16 June 2030	Certificate number 8880-6026-5370-2553-7292

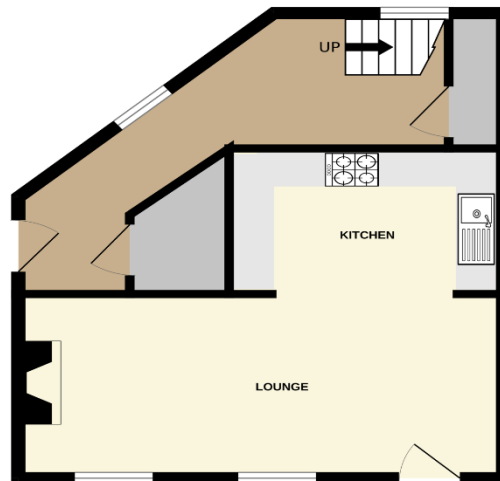
Score	Energy rating	Current	Potential
92+	<b>A</b>		111   <b>A</b>
81-91	<b>B</b>		
69-80	<b>C</b>		
55-68	<b>D</b>	64   <b>D</b>	
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		



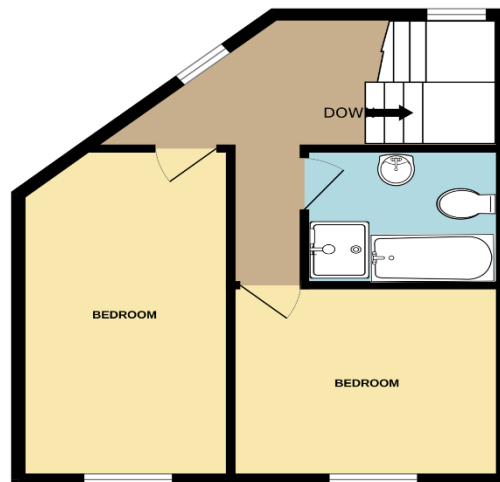
**Local Authority:**  
North Yorkshire Council  
1 Belle Vue Square  
Broughton Road  
SKIPTON  
North Yorkshire  
BD23 1FJ

Council Tax Band 'C'

GROUND FLOOR  
395 sq.ft. (36.7 sq.m.) approx.



1ST FLOOR  
402 sq.ft. (37.3 sq.m.) approx.



TOTAL FLOOR AREA : 797 sq.ft. (74.0 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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