



CLARESON, CROSS HAW LANE, CLAPHAM
£425,000



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CLARESON, CROSS HAW LANE, CLAPHAM, LANCASTER, LA2 8DZ

Three bedroomed architecturally designed in 1970's detached and extended house located in a superb position on the edge of Clapham Village, standing within good sized well-tended gardens with outstanding rural views to the front.

Well-proportioned light and airy accommodation laid over two floors with upvc double glazed windows and electric heating system.

Fantastic family home situated within the popular conservation village of Clapham right on the edge of the Yorkshire Dales National Park.

Ground floor comprises entrance porch leading to inner hallway, lounge with bow window and open fire grate, dining room and kitchen with range of base/wall units, extended area to the side provides a utility room and wet room/shower room.

First floor has spacious landing, three good sized bedrooms, two double and a single plus shower room.

Outside level gardens to the front and rear, laid to lawns and shrubs, plus gate access to side and rear parking for several vehicles, detached garage with automatic door.

Splendid house which needs to be viewed to fully appreciate the size, layout, lightness and location.

Clapham is a sought-after village which has local amenities such as community shop, pub/hotel, church and village hall.

The market town of Settle, 6 miles, Bentham 4 miles offer more facilities.

Railway Station is situated approximately 1 mile from the village with links to Leeds, Skipton and Lancaster.

ACCOMMODATION COMPRISES:

Ground Floor:

Entrance Porch, Entrance Hall, Lounge, Dining Room. Kitchen, Utility Room, Wet Room.

First Floor:

Landing, 3 Bedrooms, Shower Room.

Outside

Driveway, Detached Garage, Mature Gardens.

ACCOMMODATION:

GROUND FLOOR:

Entrance Porch:

6'0" x 2'10" (1.82 x 0.86)

With glazed external entrance door, glazed inner door.





Entrance Hall:

12'8" x 6'5" (3.86 x 1.95)

With staircase to the first floor, electric radiator, access to the lounge and kitchen, upvc double glazed side window.



Lounge:

13'1" x 15'0" (3.98 x 4.57)

Light and airy room with dual aspect, two upvc double glazed windows, bow window to the front plus gable window, open fire grate with Baxi boiler within tiled fire place, electric heater.



Dining Room:

12'7" x 10'1" (3.83 x 3.07)

Upvc double glazed rear window and electric radiator.



Kitchen:

12'5" x 9'6" (3.78 x 2.89)

Range of kitchen base units with complementary worksurfaces, wall units, stainless steel sink with mixer taps, built in electric oven (Belling), hob, extraction hood, upvc double glazed rear window, side door to utility room, electric heater.





Utility Room:

6'5" x 11'1" (1.95 x 3.37)

Extended area to the side, half glazed external rear door, work surface, plumbing for washing machine, tiled floor, electric heater, Velux roof light.



Shower/Wet Room:

4'4" x 6'5" (1.32 x 1.95)

Floor drain with electric shower over, low flush WC, pedestal wash hand basin, tiled floor, Velux roof light, boarded walls.

FIRST FLOOR:

Landing:

7'0" x 10'0" (2.13 x 3.04)

Access to three bedrooms and shower room, upvc double glazed window, electric storage heater, built in cupboard.



Bedroom 1: Front

12'9" x 15'2" (3.88 x 4.62)

Double bedroom, dual aspect two upvc double glazed windows with views, built in wardrobe, electric storage heater.





Bedroom 2: Rear

11'2" x 12'9" (3.40 x 3.88)

Double bedroom, dual aspect with two upvc double glazed windows, built in wardrobe/draws, electric storage heater, second wardrobe.



Bedroom 3:

6'10" x 10'0" (2.08 x 3.04)

Single bedroom, upvc double glazed window.



Shower Room:

9'0" x 7'4" (2.74 x 2.23)

With shower enclosure with electric shower over, low flush WC, pedestal wash hand basin, two upvc double glazed windows, cylinder cupboard housing factory insulated cylinder with immersion heater, boarded walls.



OUTSIDE:

Front:

Gated access to drive, lawned garden, mature hedge.

Side:

Driveway/Parking.

**Rear:**

Good sized tended garden with lawn, flower beds, parking.

Detached Garage:

18'6" x 10'2" (5.63 x 3.09) with automatic door, single glazed window, plus side door.

**AGE:**

Approximately 1970

Directions:

Enter Clapham Village on the A65 from Settle, go through the Village across the river bridge and take the second right turning on to Cross Haw Lane, A for sale board is erected.

Tenure:

Freehold with vacant possession on completion.

Services:

Mains water, drainage, electric are connected to the property.

Internet/Mobile Coverage:

The Ofcom website <https://checker.ofcom.org.uk/> shows that Internet is available, and mobile coverage is available.

Broadband type	Highest available download speed	Highest available upload speed	Availability
Standard	18 Mbps	1 Mbps	✓
Superfast	76 Mbps	19 Mbps	✓
Ultrafast	1000 Mbps	1000 Mbps	✓

Networks in your area - [Openreach](#), [B4RN](#)
Click on a network's name to be directed to a website where you can find out about service availability and how to request a service from them or one of their partners.



Flooding:

[Check for flooding in England - GOV.UK](#) shows that Flooding risk is very low.

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 'E'

Surface water [More about your surface water flood risk](#)

Yearly chance of flooding

Very low

Low

Medium

High

Yearly chance of flooding between 2040 and 2060

Very low

Low

Medium

High

What surface water is

Surface water flooding is sometimes known as flash flooding. It happens when rainwater cannot drain away through normal drainage systems.

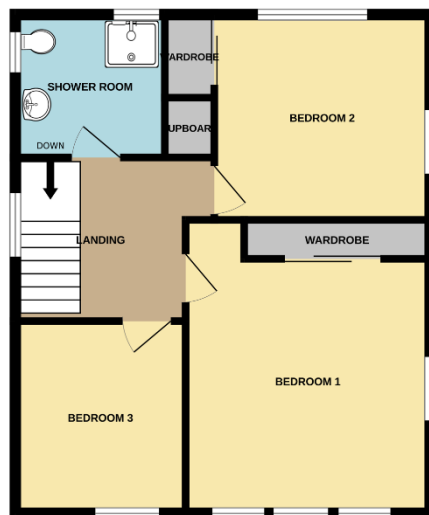
Clareson Cross Haw Lane Clapham LANCASTER LA2 8DZ		Energy rating F
Valid until 11 April 2033	Certificate number 9121-3025-3204-1467-8204	
Property type	Detached house	
Total floor area	120 square metres	



GROUND FLOOR
650 sq.ft. (60.4 sq.m.) approx.



1ST FLOOR
553 sq.ft. (51.4 sq.m.) approx.



TOTAL FLOOR AREA : 1202 sq.ft. (111.7 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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