



PROPOSED FRONT ELEVATION (East)

WINDOW TO B'ROOM TO BE FITTED WITH OBSCURE GLAZING (STIPPOLYTE)



PROPOSED REAR ELEVATION (West)

WINDOW TO WC TO BE FITTED WITH OBSCURE GLAZING (STIPPOLYTE)

ROOF MOUNTED ARRAY OF PROPRIETARY SOLAR PV PANELS (TYPE, KW RATING & QUANTITY TO BE DETERMINED AT DETAIL DESIGN STA)



PROPOSED SIDE ELEVATION (South)

MILLFIELD HOUSE, CROSS HAW LANE, CLAPHAM

£950,000





MILLFIELD HOUSE, CROSS HAW LANE, CLAPHAM, LA2 8DZ

A unique opportunity to acquire this fantastic architecturally designed four bedroomed detached house located in a stunning position on the edge of Clapham Village, adjacent to the Yorkshire Dales National Park.

The house will offer 257m² accommodation laid over two floors and is to be stone faced to all elevations under a slate roof.

Spacious well planned accommodation comprising ground floor; entrance porch leading to central entrance hall, large I-shaped open plan kitchen/family room with extensive range of quality kitchen units appliances plus bi-folding doors to the garden, Separate living room with wood burning stove, double bedroom with ensuite, utility room plus WC.

First floor; Galleried landing with three large double bedrooms with ensuite bathrooms.

Outside; integral garage, large gardens with walled boundaries, upvc double glazed windows, air source central heating, alarm system are to be installed.

Constructed by a reputable local builders McConnell Homes, who were responsible for the Dales View Development which is located at the other side of the village.

Any interested party is able to look at one of Dales View houses so that they can see the quality of workmanship and quality of fixtures and fittings.

The house will be covered by a Local Authority Building Control 10-year warranty.

Clapham is a conservation village and is very sought after; it is located amid superb accessible countryside and has a strong community.

The village has local amenities such as a community shop, church, village hall, pubs and cafes and a railway station approximately a mile away.

The house stands in a good position, overlooking open fields in a westerly aspect.

N.B. P.C sums will be agreed, for various items such as kitchen units and appliances, bathroom/ensuite fittings, wall tiling/boardings.

N.B. The property will be decorated throughout prior to competition.

N.B. Early purchaser will have the choice of fixture/fitting.



**Directions:**

Enter Clapham Village off the A65 from Settle at the second entrance on to Station Road, at the bridge turn left and take second right turn onto Cross Haw Lane, go straight on and at the bend Millfield House is on your left. A For Sale board is erected.

Tenure:

Freehold with vacant possession on completion

Services:

The property has mains drainage, water and electric.

Viewing:

Strictly by prior arrangement with and accompanied by a member of the selling agents, Neil Wright Associates Ltd. Please note this is a building site, so no access, without an appointment, but feel free to view the site location.

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.

Local Authority:

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

Council Tax Band to be determined on completion.



SITE PLAN, Not to Scale





GROUND FLOOR
1696 sq.ft. (157.6 sq.m.) approx.



1ST FLOOR
1071 sq.ft. (99.5 sq.m.) approx.



TOTAL FLOOR AREA : 2767 sq.ft. (257.0 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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www.tpos.co.uk

Market Place
Settle

North Yorkshire BD24 9EJ

Tel: 01729 825219 option 1

settle@neilwrightstateagents.co.uk

King's Arms Buildings
15 Main Street High Bentham
Lancaster LA2 7LG

Tel: 015242 62458

bentham@neilwrightstateagents.co.uk

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