



**6 HILLCREST, HORTON IN RIBBLESDALE**  
**£250,000**



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## 6 HILLCREST, HORTON IN RIBBLESDALE, BD24 0HL

3 bedroomed stone built end terraced house located in an elevated position on the edge of Horton in Ribblesdale Village within the Yorkshire Dales National Park.

Spacious extended accommodation laid over two floors with good sized gardens to the front and side, plus rear outbuilding, garage, and parking.

Former railway workers cottage situated adjacent to Horton in Ribblesdale railway station on the famous Settle to Carlisle Railway.

In need of some modernisation to bring it up to modern day standards, but the house offers huge potential.

Calor gas central heating and double glazed windows are installed.

Ideal property for a family, holiday cottage or investment, well worthy of internal and external inspection to fully appreciate.

The property has stunning views towards Penyghent.

Horton in Ribblesdale is a popular village located in the Three Peaks Area of the Yorkshire Dales National Park approximately 6 miles from the market town of Settle.

The village has local amenities such as two public houses, village hall, church, and railway station, with a wider range of facilities are available in Settle.

Great location, splendid house don't miss it!

### ACCOMMODATION COMPRISES:

#### Ground Floor

Entrance Porch, Lounge, Dining Room, Kitchen.

#### First Floor

Landing, 3 Bedrooms, Bathroom.

#### Outside

Front Garden, Side Garden, Outside Building, Single Garage.

### ACCOMMODATION

#### GROUND FLOOR:

##### Entrance Porch:

4'0" x 4'7" (1.21 x 1.39)

Glazed upvc external entrance door, single glazed window, glazed inner door to lounge.

##### Lounge:

11'8" x 17'6" (3.55 x 5.33) .

Double glazed timber window to the front, stone fireplace with open fire grate, wood mantle, glazed door to inner lobby, glazed screen to dining room, and radiator.







### **Rear Lobby:**

5'10" x 7'9" (1.77 x 2.36)

Return staircase to the first floor, radiator, storage area, coat hooks.

### **Dining Room:**

11'5" x 11'10" (3.48 x 3.60)

Double glazed window, radiator, wall mounted gas fire.



### **Kitchen:**

7'9" x 9'8" (2.36 x 2.94) plus 5'4" x 5'7" (1.62 x 1.70)

Base units with complementary work surfaces, wall units, stainless steel sink with mixer taps, double glazed window, glazed upvc external entrance door, electric cooker point, plumbing for washer, and radiator.

## **FIRST FLOOR:**

### **Landing:**

Spacious landing, access to 3 bedrooms and bathroom, cylinder cupboard/airing, loft access.

### **Bedroom 1: Front**

9'2" x 12'8" (2.79 x 3.86)

Double bedroom with double glazed timber window with views, and radiator.

### **Bedroom 2: Rear**

9'2" x 11'5" (2.79 x 3.48)

Double bedroom with double glazed timber window, and radiator.

### **Bedroom 3:**

8'6" x 9'9" (2.59 x 2.97)

Good sized single bedroom with double glazed timber window with views, and radiator.

### **Bathroom:**

8'8" x 4'5" (2.64 x 1.34) plus 2'8" x 3'0" (0.81 x 0.91)

L-shaped bathroom with 3 piece bathroom suite comprising cast iron bath with electric shower over, wash hand basin, WC and double glazed window.



## Outside:

### Front:

Good sized tended gardens laid to lawn, flower beds.  
Garage: 10'0" x 17'6 (3.04 x 5.33) Bottom garage of three.  
Parking area (across the road), stunning views of Penyghent.

### Side:

large side lawned area with wall boundaries, Calor gas tank.

### Rear:

Stone shed 11'0" x 9'8" (3.35 x 2.94)  
Solid door, single glazed window, power/ light, flagged flooring.  
Wood/coal store, WC, walled yard area.



## 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 towards the Train Station. No 6 HillCrest is in front of you on the right hand side a To Let Board is erected.

## Tenure:

Freehold with vacant possession on completion

**Services:**

Mains water, drainage, Calor gas heating, electric.

**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.

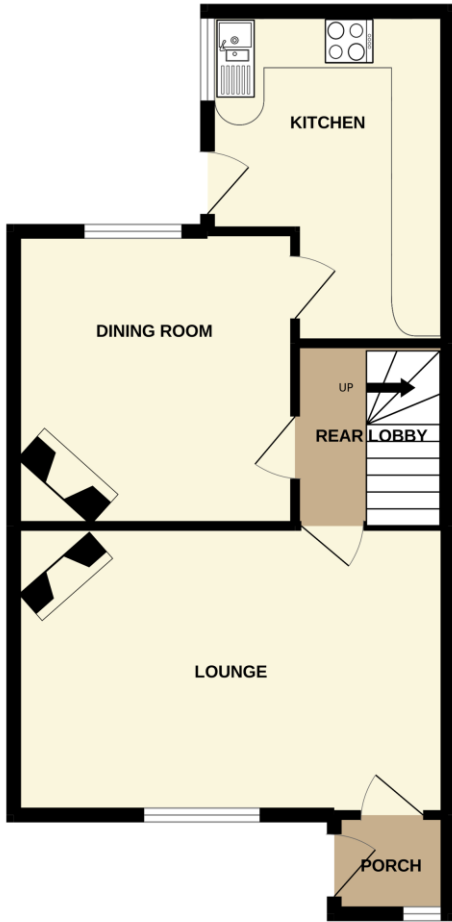
**Local Authority:**

Craven District Council  
1 Belle Vue Square  
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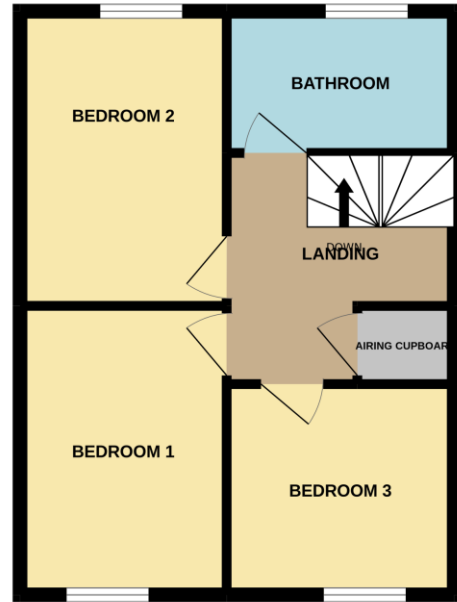
Council Tax Band 'C'



GROUND FLOOR  
499 sq.ft. (46.4 sq.m.) approx.



1ST FLOOR  
408 sq.ft. (37.9 sq.m.) approx.



TOTAL FLOOR AREA : 907 sq.ft. (84.2 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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