



TOWN END HOUSE, WIGGLESWORTH OFFERS OVER £350,000





TOWN END HOUSE, WIGGLESWORTH, SKIPTON, BD23 4RJ

Substantial 4 bedroom stone built semi detached former farmhouse located in a superb rural position on the edge of Wigglesworth village with outstanding views across open countryside.

Spacious accommodation laid over 2 floors with many interesting features evident and some quality fixtures and fittings.

Ground floor, recently added entrance porch leading to spacious farmhouse kitchen with extensive range of modern units, inner hallway with feature staircase and cloakroom off, large through lounge with multi fuel stove, study, utility room and store.

First floor, large landing area, master bedroom with en suite shower room, 3 further bedrooms, house bathroom and second lounge with open ceiling.

Outside, forecourt parking for several vehicles, enclosed rear paved garden.

Upvc double glazed windows and Calor Gas heating are installed.

Fantastic family home in a stunning location, well worthy of internal inspection to fully appreciate the size, layout and position.

Wigglesworth is a small village located approximately 6 miles from the market town of Settle. The village has a public house, village hall and an active community. Long Preston railway station with links to Leeds, Skipton and Carlisle is approximately 2 miles away.

A unique property, don't miss it!

ACCOMMODATION COMPRISES:

Ground Floor

Entrance Porch, Entrance Hallway, Utility Room, Storeroom, Dining Kitchen, Sitting Room, Inner Hall, WC, Study.

First Floor

Landing, Lounge, Master Bedroom with Ensuite, further 3 Bedrooms, Bathroom.

Outside

Shared Driveway, Ample Parking, Rear Paved Garden Area, Paved Pathway around the property.

ACCOMMODATION:

GROUND FLOOR:

Entrance Porch:

Recently added entrance porch with solid external entrance door, upvc double glazed window, recessed spotlights, Indian slate flooring, access to second staircase, access to dining room and kitchen, stable door access to second hallway.





Second Hallway:

Access to utility room and store, staircase to second lounge.

Dining/Kitchen:

29'2" x 11'07" (8.9 x 3.53)

Large through room with kitchen area to one side, comprising recently installed modern kitchen base units with wooden work surfaces, wall units, double bowl ceramic sink with mixer taps, dual fuel range stove within tiled recess, upvc double glazed window, tiled floor, plumbing for dishwasher, recess for fridge, recessed spot lights.



Dining Side:

With feature stone fireplace housing multi-fuel stove, two upvc double glazed gable windows, radiator, tiled flooring, space for large table, wall lights.



Inner Hall:

With feature return staircase to the first floor, access to principal rooms, and radiator, laminate flooring.

WC/Cloakroom:

5'9" x 4'7" (1.75 x 1.39)

With WC, pedestal wash hand basin, upvc double glazed window, radiator, laminate flooring.





Lounge:

22'5" x 13'11" (6.83 x 4.24)

Large through room with feature fireplace housing multi-fuel stove on flagged hearth, upvc double glazed window to the front and rear, two radiators, beamed ceiling, feature wood flooring.



Study:

9'0" x 9'10" (2.79 x 2.99)

Off the central hallway with upvc double glazed double doors with access to rear courtyard, with radiator, wood flooring.



Utility Room:

5'0" x 8'5" (1.52 x 2.56)

With base units with complementary wood worksurfaces, wall cupboards, upvc double glazed window, gas fired boiler (Calor Gas), stone floor, radiator, upvc double glazed window.

Storeroom:

10'1" x 5'10" (3.07 x 1.78)

Original stone flooring, ideal for outdoor storage, ceiling light.

FIRST FLOOR:

Landing:

Spacious landing area, with access to four bedrooms and house bathroom, half landing with access to second lounge, Velux roof light, radiator 2 loft access points.





Second Lounge:

10'2" x 19'4" (3.09 x 5.89)

Large through room within former barn area, with upvc double glazed window with views, recessed feature fireplace, radiator, open ceiling, exposed roof truss.



Master Bedroom 1: to the front

18'10" x 10'0" (5.74 x 3.05)

Large double bedroom, dual aspect upvc double glazed windows with stunning views, solid oak flooring, radiator.



Ensuite Shower Room:

6'9" x 8'10" (2.05 x 2.69)

Well appointed shower room with large walk in corner shower enclosure with shower off the system, WC, fired earth ceramic vanity wash hand basin, upvc double glazed window, boarded floor, heated towel rail.





Bedroom 2: to the front

10'8" x 10'2" max (3.25 x 3.1)

Small double bedroom, with upvc double glazed window with views, built in wardrobe, boarded floor, radiator.



Bedroom 3: to the rear

12'6" x 9'2" (3.80 x 2.80)

Small double bedroom with upvc double glazed window, built in wardrobe, boarded floor, radiator.



Bedroom 4:

11'9" x 8'9" (3.58 x 2.67)

Single bedroom to the rear, upvc double glazed window, boarded floor, radiator.



House Bathroom:

10'7" x 5'6" (3.22 x 1.67)

Recently refurbished bathroom with 3 piece suite comprising P bath with shower over off the system, low flush WC, pedestal wash hand basin, upvc double glazed window, shelved cupboard, and heated towel rail, tiled floor, part tiled walls.





OUTSIDE:

Forecourt parking to the front of the property for a couple of vehicles, enclosed rear courtyard/sitting area, walled boundaries.



Directions:

Leave the Settle office to Wigglesworth via Rathmell. On entering Wigglesworth go left at the junction towards Long Preston. Town End House is located on the right hand side. A For Sale board is erected.

Tenure:

Freehold with vacant possession on completion

Services:

Mains water and electric. LPG gas tank. Private drainage.

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:

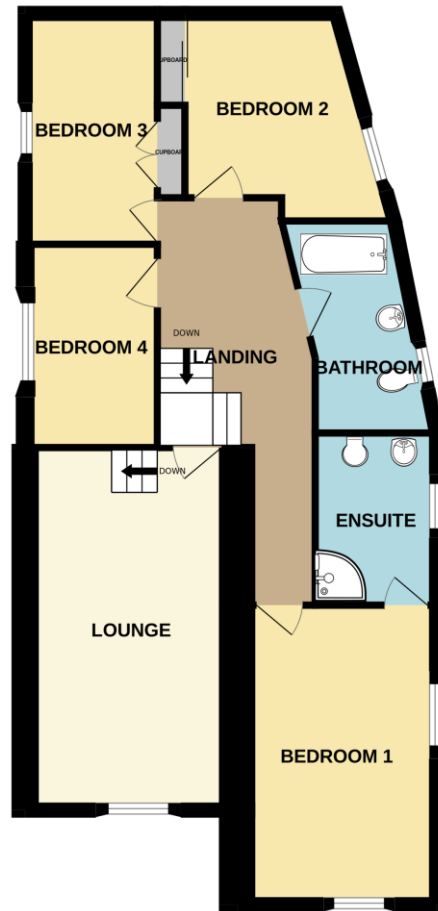
North Yorkshire Council
1 Belle Vue Square
Broughton Road
SKIPTON
North Yorkshire
BD23 1FJ

Council Tax Band ' E '



GROUND FLOOR

1ST FLOOR



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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