



4 SYCAMORE COURT, HELLIFIELD
£375,000





4 Sycamore Court, Hellifield, Skipton, BD23 4LY

Very well presented 3-bedroom detached house, located in a superb position on a small cul-de-sac in the centre of Hellifield Village.

The property offers extended accommodation with attached garage, ample parking, and private enclosed rear garden.

Decorated to a high standard throughout with quality fixtures and fittings, plus recently installed kitchen with appliances and modern refurbished house bathroom.

Upvc double glazed windows and gas fired central heating are installed.

Spacious accommodation including central hallway with WC/Cloakroom off, Lounge, rear Dining Room extension, Study and Kitchen to the ground floor. Landing, 3 good sized bedrooms and 4-piece house bathroom to the first floor.

Ideal family home in convenient position, well worthy of internal inspection to fully appreciate.

Hellifield is a popular village located on the edge of the Yorkshire Dales National Park within stunning countryside.

The village has local amenities, such as shops, garage, churches, primary school, and doctors' surgery, a wider range is available in Settle 6miles or Skipton 10 miles.

The village also has a railway station with links to Skipton, Leeds, Settle, Carlisle, Lancaster.

ACCOMMODATION COMPRISES:

Ground Floor

Entrance Porch, Central Hallway, WC/Cloakroom, Lounge, Dining Room, Snug, Kitchen.

First Floor

Landing, 3 Bedrooms, House Bathroom

Outside

Attached Garage, Forecourt Parking, Enclosed Gardens.

ACCOMMODATION:

GROUND FLOOR:

Entrance Porch:

Coved entrance, part glazed external entrance door.

Central Hallway:

6'5" x 16'5" (1.95 x 5.00)

Good sized room with upvc double glazed window, open fire grate. Radiator.





WC/Cloakroom:

5'7" x 3'1" (1.70 x 940)

Low flush WC, wash hand basin, radiator, upvc double glazed window, tiled floor, tiled to dado.



Lounge:

12'0" x 16'4" (3.65 x 4.97)

Good sized room, upvc double glazed mullion window, flame effect, gas fire within feature fireplace, ornate marble surround inset hearth, double glazed double doors through to the dining room, radiator, wall lights, wood floor, recessed spotlights.



Dining Room:

7'9" x 17'2" (2.36 x 5.23)

Extension to the rear, upvc double glazed doors/screen with access to the rear garden, recessed spotlights, multifuel stove within recess, radiator, extra side external door.





Kitchen:

11'4" x 9'4" (3.45 x 2.84)

Range of modern kitchen base units with complementary worksurfaces, wall units, built in NEFF electric oven, large gas hob, extraction hood, built in NEFF dishwasher, 1½ bowl sink with mixer taps, upvc double glazed window, radiator, access door to the garage, tiled floor, built in fridge freezer, recessed spotlights.



Snug:

9'1" x 11'4" (2.76 x 3.45)

Upvc double glazed mullion window, radiator, coved ceiling, recessed spotlights.



FIRST FLOOR:

Landing:

Access to 3 bedrooms and bathroom, loft access with ladder to boarded loft area, light, and ladder. Shelled cupboard.

Bedroom 1:

16'3" x 11'9" (4.95 x 3.58)

Large double bedroom, through room, upvc double glazed window, 2 radiators, coved ceiling, recessed spotlights.





Bedroom 2:

8'0" x 11'5" (2.43 x 3.48)

Upvc double glazed window, radiator, recessed spotlights.



Bedroom 3:

8'0" x 11'5" (2.43 x 3.48)

Double bedroom, upvc double glazed window, radiator, recessed spotlights, built in wardrobe.



House Bathroom:

5'9" x 10'0" (1.75 x 3.04)

Very well-appointed house bathroom recently refurbished, comprising 4-piece white bathroom suite with free standing bath, side tap, WC with hidden cistern, vanity wash hand basin, shower enclosure with shower off the system, upvc double glazed window, heated towel rail.



OUTSIDE:

Attached Garage:

9'1" x 18'7" (2.76 x 5.66)

With up and over door, power/light, gas fired central heating boiler, stainless sink unit, rear entrance door, loft access with ladder, boarded.

**Front:**

Forecourt parking

Rear:**Shed:**

12'2" x 7'2" (3.70 x 2.18)
Power/light, 2 doors, loft.

Decked area, paved, raised beds, mature hedge.

**Directions:**

From Settle enter Hellifield Village on the A65, go under the railway bridge, take next left onto the estate. Sycamore Court is the 2nd right and No.4 is at the top on the left. There is no sign.

Tenure:

Freehold with vacant possession on completion

Services:

All mains services.

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

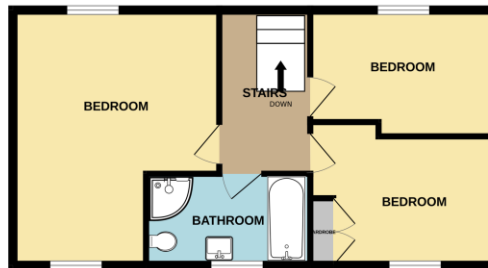
Council Tax Band 'E'

4 Sycamore Court Hellfield SKIPTON BD23 4LY	Energy rating C
Valid until 20 November 2033	Certificate number 9380-2426-1390-2497-6211

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 errors, 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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