



6 BRIDGE END, LONG PRESTON
£260,000





6 BRIDGE END, LONG PRESTON, SKIPTON, BD23 4NN

Spacious 2 double bed roomed stone built, character, semi-detached cottage, located in a superb position on the edge of Long Preston Village.

Very well presented throughout with many interesting features evident, including multifuel stove and exposed stone wall.

Modern kitchen and bathrooms with quality fixtures and fittings, upvc double glazed windows and external doors, plus gas fired central heating.

The cottage looks small from the front elevation but extends under two roofs to the rear and provides spacious lounge, breakfast kitchen and porch to the ground floor, plus 2 double bedrooms, 1 ensuite and house bathroom to the first floor.

Outside, off street parking, pleasant fore garden plus sheds, and to the rear, hard landscaped garden with outstanding rear views over open countryside.

Ideal property for family, 1st time buyer, holiday cottage or investment purposes.

Long Preston is a popular village situated on the edge of the Yorkshire Dales National Park, the village has local amenities such as, village shop, two public houses, primary school, church, village hall, and railway station with links to Skipton, Leeds, Lancaster, and Settle.

Well worthy of internal inspection to appreciate the size, character and condition.

ACCOMMODATION COMPRISES:

Ground Floor

Entrance Porch, Lounge, Dining/Kitchen.

First Floor

Landing, 2 Double Bedrooms, 1 Ensuite, House Bathroom

Outside

Fore Garden plus 2 Sheds, Rear Garden.

ACCOMMODATION:

GROUND FLOOR:

Entrance Porch:

3'7" x 5'3" (1.09 x 1.60)

With part glazed external entrance door, double glazed windows, tiled flooring, upvc part glazed inner door leading to the lounge.





Lounge:

14'1" x 16'10" (4.29 x 5.13)

Part glazed door to porch, upvc double glazed window, multifuel stove within feature stone fireplace on a flagged hearth, exposed stone wall, doored alcove, pine doored staircase to the first floor, understairs cupboard with stone shelves, wood flooring, radiator, bookcase, access to the dining/kitchen, wall lights.



Dining/Kitchen:

10'4" x 10'7" (3.15 x 3.22)

Range of built in base units with complementary worksurfaces, wall units, built in appliances including electric oven, gas hob, extractor hood, dishwasher, fridge freezer, 1½ bowl sink with mixer taps, space for table, radiator, upvc double glazed window, part glazed rear external entrance door, gas fired central heating boiler in cupboard.



FIRST FLOOR:

Landing:

Split landing with access to 2 bedrooms and house bathroom.





Bedroom 1:

10'10" x 10'9" (3.30 x 3.27) plus recess/cupboard

To the rear, double bedroom, upvc double glazed window with views, loft access with ladder to part boarded loft space, radiator, ensuite off.



Ensuite Shower Room:

3'7" x 7'0" (1.09 x 2.13)

Shower enclosure with shower off the system, pedestal wash hand basin, low flush WC, radiator, upvc double glazed window, tiled walls.



Bedroom 2:

9'8" x 14'3" (2.94 x 4.34)

To the front, double bedroom, upvc double glazed window, built in wardrobe, radiator, loft access.





House Bathroom:

6'3" x 8'10" (1.90 x 2.69)

3-piece white bathroom suite comprising bath with shower over, pedestal wash hand basin, low flush WC, tiled walls, upvc double glazed window, radiator and built in cupboard.



OUTSIDE:

Front:

Fore garden area, plus two small outbuildings, one WC. Parking space.

Rear:

Enclosed rear garden with walled boundaries, hard landscaped, superb views over open fields.



**Directions:**

Enter Long Preston Village on the A65 from Settle. Go through the Village to Bridge End, where the road splits, No.6 is on the right hand side.

Tenure:

Freehold with vacant possession on completion

Services:

Mains drainage, electric, gas and Long Preston water supply.

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:

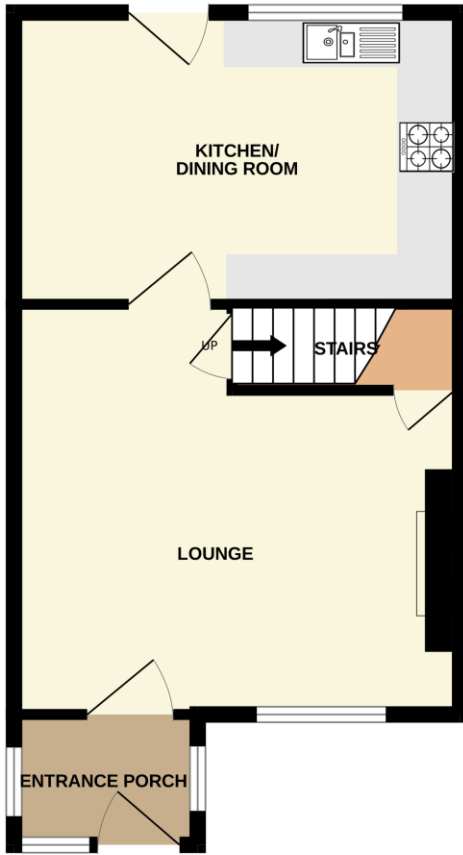
North Yorkshire Council
1 Belle Vue Square
Broughton Road
SKIPTON
North Yorkshire
BD23 1FJ

Council Tax Band 'C'

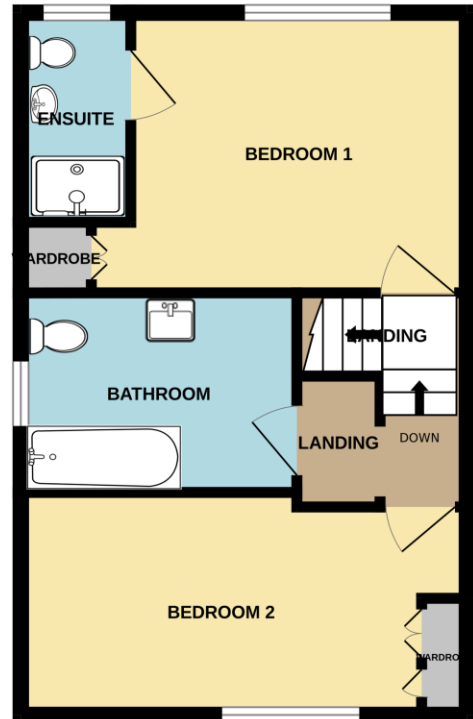
6, Bridge End Long Preston SKIPTON BD23 4NN		Energy rating D
Valid until 12 May 2025	Certificate number 0132-2857-7953-9995-6945	



GROUND FLOOR
427 sq.ft. (39.7 sq.m.) approx.



1ST FLOOR
404 sq.ft. (37.5 sq.m.) approx.



TOTAL FLOOR AREA : 831 sq.ft. (77.2 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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