



## DYSON HOUSE, CHURCH STREET, LONG PRESTON

Offers Over £300,000





# **DYSON HOUSE, CHURCH STREET, LONG PRESTON, BD23 4NJ**

Substantial, stone built character house offering spacious 3 bedroom accommodation extending to approximately 1550 ft<sup>2</sup>, laid over 2 floors with many interesting features evident.

Two large ground floor reception rooms with central hallway, well appointed breakfast kitchen with modern units plus study and superb return staircase to the first floor.

Useful cellar store, first floor spacious landing, three double bedrooms one of which is en suite and modern house bathroom.

Small foregarden, enclosed rear garden and two parking spaces to the rear.

Upvc double glazed windows, gas fired central heating and a multi fuel stove are installed.

Fantastic family house decorated and presented to a high standard and specification, ready for immediate occupation with no onward chain.

Viewing is strongly recommended to fully appreciate the size, layout and quality, a true gem.

Long Preston is a popular village located within the Yorkshire Dales National Park surrounded by stunning countryside.

The village has local amenities such as village post office/shop, public house, church, village hall, primary school and railway station.

Situated approximately 4 miles from Settle and 16 miles from Skipton where more facilities are available.

There is a regular bus service and rail service to Skipton, Settle, Leeds etc.

Ideal property for commuting to Leeds, Bradford or East Lancashire.

## **ACCOMMODATION COMPRISES:**

### **Ground Floor**

Entrance Hall, Lounge, Dining Room, Kitchen, Bedroom 4/Office.

### **Lower Ground Floor**

Cellar.

### **First Floor**

Landing, Master Bedroom, En Suite Shower Room, 2 further Bedrooms, Study, House Bathroom.

### **Outside**

Rear Walled Garden, Allocated Parking.



## ACCOMMODATION:

### GROUND FLOOR:

#### Entrance Hall:

Light and airy entrance hall with part glazed external entrance door, exposed beams and solid wood flooring, access to principal rooms.



#### Lounge:

14'9" x 12'10" (4.50 x 3.90)

Spacious lounge with exposed beams, feature open fireplace, solid wood flooring, upvc double glazed window and radiator.



#### Dining Room:

14'10" x 11'7" (4.52 x 3.53)

Good sized room with exposed beams, solid wood flooring, upvc double glazed window and built in cupboard.





### **Kitchen:**

13'3" x 11'11" (4.04 x 3.53)

Range of kitchen base units, wall units, built in appliances including electric oven, gas hob and extractor hood, plumbing for washing machine and dishwasher, space for fridge freezer, radiator, gas fired combination boiler, solid external entrance door.



### **Office:**

10'10" x 6'7" (3.3 x 2.00)

With feature window (originally a coal chute), radiator.



### **LOWER GROUND FLOOR:**

#### **Cellar:**

Useful cellar area.

### **FIRST FLOOR:**

#### **Landing:**

Spacious landing area with access to 3 bedrooms, study and house bathroom.





### **Bedroom 1:**

15'8" x 14'11" (4.78 x 4.55)

Large double bedroom with upvc double glazed window with long distance views, exposed beams and radiator.



### **En Suite Shower Room:**

8'8" x 4'0" (2.64 x 1.22)

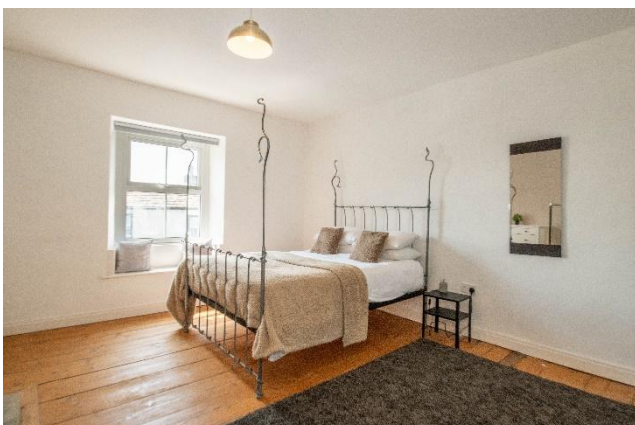
Three piece suite comprising shower cubicle, pedestal wash hand basin, low flush WC, heated towel rail.



### **Bedroom 2: to the rear**

14'10" x 12'11" (4.52 x 3.94)

Double bedroom with solid wood flooring, upvc double glazed window and radiator.





### Bedroom 3:

12'3" x 7'0" (3.73 x 2.13)

Double bedroom with upvc double glazed window, radiator.



### Study:

10'7" x 6'7" (3.23 x 2.00)

Good sized room with solid wood flooring and radiator.



### Bathroom:

8'8" x 6'0" (2.64 x 1.83)

3-piece white bathroom suite comprising pedestal wash hand basin, low flush WC, bath with shower over off the taps, heated towel rail.



### OUTSIDE:

Walled garden to the rear laid to lawn with seating area, allocated parking to the rear of the property.



**Directions:**

From the Settle office, enter Long Preston Village on the A65, go past the village green and past the Boars Head, take the next left onto Church Street and Dyson House is on the left hand side.

**Tenure:**

Freehold with vacant possession on completion

**Services:**

All mains services are connected to the property.

**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:**

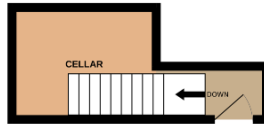
North Yorkshire Council  
1 Belle Vue Square  
Broughton Road  
SKIPTON  
North Yorkshire  
BD23 1FJ

Council Tax Band 'E'

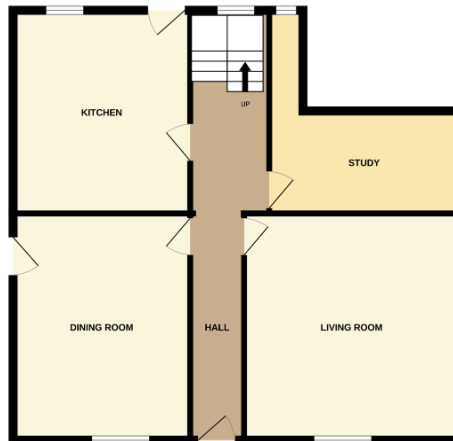
| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 81 B      |
| 69-80 | C             |         |           |
| 55-68 | D             | 60 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |



CELLAR  
95 sq.ft. (8.8 sq.m.) approx.



GROUND FLOOR  
759 sq.ft. (70.6 sq.m.) approx.



1ST FLOOR  
750 sq.ft. (69.6 sq.m.) approx.



TOTAL FLOOR AREA: 1604 sq.ft. (149.0 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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