



**6 THORNVIEW ROAD, HELLIFIELD**  
**£215,000**





## 6 THORNVIEW ROAD, HELLIFIELD, SKIPTON, BD23 4JJ

Well appointed and recently renovated family house located overlooking the village green on Thornview Road.

Spacious house with well planned accommodation, upvc double glazed windows and gas fired central heating.

Recently installed range of kitchen units with some appliances, new bathroom with modern white suite.

Redecorated and carpeted throughout, ready for immediate occupation. Light and airy accommodation with large living room with sliding door to kitchen and utility room/WC off.

First floor, 3 good sized bedrooms and house bathroom.

Unrestricted street parking to the front, foregarden and rear parking.

Well worthy of internal inspection to appreciate the size, layout and the amount of work that has been done.

Ideal family home on the edge of a popular village.

Hellifield is situated on the edge of The Yorkshire Dales National Park amid scenic countryside, approximately 6 miles from the market town of Settle and 10 miles from Skipton.

The village has local amenities including shops, primary school, doctors, 2 churches, village hall, 2 public houses and a railway station.

Ideally located for commuting to Skipton, Leeds or East Lancashire.

### ACCOMMODATION COMPRISES:

#### Ground Floor

Entrance Hall, Lounge, Kitchen, Utility Room, WC.

#### First Floor

Landing, Lounge, 3 Bedrooms, Bathroom.

#### Outside

Fore Garden, Unrestricted Street Parking, Rear Yard/Hardstanding.

### ACCOMMODATION:

#### GROUND FLOOR:

##### Entrance Hall:

External entrance door, staircase to the first floor.

##### Lounge:

12'3" x 16'5" (3.73 x 5.00)

Upvc double glazed picture window, recess fireplace and flagged hearth, sliding door to the kitchen, radiator.





### **Kitchen:**

10'9" x 13'0" (3.27 x 3.96)

Range of recently installed kitchen base units with complementary worksurfaces, wall units, stainless steel sink with mixer taps, built in new electric oven, electric hob, extractor hood with splash back, two upvc double glazed windows, vertical radiator, recess spotlights, ½ glazed upvc rear entrance door, gas fired central heating boiler.



### **Utility Room:**

6'4" x 11'2" (1.93 x 3.40)

Base unit with stainless steel sink, upvc double glazed window.



### **WC:**

WC, upvc double glazed window.





## FIRST FLOOR:

### Landing:

Access to 3 bedrooms and bathroom.



### Bedroom 1:

12'8" x 12'4" (3.86 x 3.75)

Double bedroom, upvc double glazed window, radiator, picture rail.



### Bedroom 2:

11'2" x 10'6" (3.40 x 3.20)

Double bedroom, upvc double glazed window, radiator.



### Bedroom 3:

8'3" x 8'10" (2.51 x 2.69)

Single bedroom, upvc double glazed window, radiator.



**Bathroom:**

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

Renovated bathroom with new 3 piece white bathroom suite comprising large bath with shower over off the system, low flush WC, pedestal wash hand basin, heated towel rail, recessed spotlights.

**OUTSIDE:****Front:**

Pleasant fore garden, unrestricted street parking.

**Rear:**

Good sized gravelled rear yard area/parking.  
Hard standing for shed.

**Directions:**

Enter Hellifield Village on the A65 from Settle, go under the railway bridge, round the corner past the church, and turn left onto Thornview Road, No.6 is on the left hand side, a for sale board is erected.

**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 'B'

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



[www.tpos.co.uk](http://www.tpos.co.uk)

Market Place  
 Settle

North Yorkshire BD24 9EJ

Tel: 01729 825219 option 1

[settle@neilwrightestateagents.co.uk](mailto:settle@neilwrightestateagents.co.uk)

King's Arms Buildings  
 15 Main Street High Bentham  
 Lancaster LA2 7LG

Tel: 015242 62458

[bentham@neilwrightestateagents.co.uk](mailto:bentham@neilwrightestateagents.co.uk)

These particulars are intended only to give a fair description of the property as a guide to prospective purchasers accordingly, a) their accuracy is not guaranteed and neither Neil Wright Associates Ltd nor the vendor(s) accept any liability in respect of their contents, b) they do not constitute an offer or contract of sale, and c) any prospective purchaser should satisfy themselves by inspection or otherwise as to the accuracy of any statements or information in these particulars.