



2 ASPERLANDS, KENDAL ROAD, HELLIFIELD
£170,000



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2 ASPERLANDS, KENDAL ROAD, HELLIFIELD, BD23 4HE

Substantial 3 bedroomed stone built and extended semi-detached house, located in a superb position near to the centre of Hellifield Village.

The property offers accommodation over two floors and is in need of some modernisation to bring it up to modern day standards but offers great potential.

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

Spacious ground floor layout with entrance lobby, lounge with bay window, dining room with access to the rear yard, kitchen extension plus WC/store. First floor, landing with access to 3 bedrooms and bathroom. Outside rear yard area.

Ideal property for 1st time buyer, investor or family.

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, church, primary school and railway station with links to Skipton, Leeds, Lancaster and Carlisle.

More amenities are available in Settle 6miles or Skipton 10 miles.

ACCOMMODATION COMPRISES:

Ground Floor

Entrance Lobby, Lounge, Dining Room, WC/Store, Kitchen

First Floor

Landing, 3 Bedrooms, Bathroom.

Outside

Fore Garden, Rear Yard

ACCOMMODATION:

GROUND FLOOR:

Entrance Lobby:

Upvc part glazed external entrance door, staircase to the first floor, radiator.

Lounge:

14'0" x 15'10"

Upvc double glazed bay window, gas fire within recess, 2 radiators, coved ceiling, picture rail.





Dining Room:

14'0" x 9'0"

Upvc double glazed rear door with access to the rear yard, gas fire in recess with wood surround, radiator, coved ceiling.



WC/Store:

3'0" x 9'3"

Off the dining room, low flush WC, wash hand basin, gas fired central heating boiler, storage.

Kitchen:

18'6" x 6'8"

Range of base units with complementary worksurfaces, wall units, stainless steel sink with mixer taps, built in electric oven, electric hob, extractor hood, 2 upvc double glazed windows, ½ glazed external entrance door.



FIRST FLOOR:

Landing:

6'4" x 9'3"

Access to 3 bedrooms and bathroom, loft access, upvc double glazed gable window.



Bedroom 1: to the rear

9'9" x 11'0"

Double bedroom, upvc double glazed window, radiator, built in wardrobe



Bedroom 2: to the front

9'2" x 11'0"

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

**Bedroom 3:**

9'2" x 6'8"

Upvc double glazed window, radiator, bulkhead cupboard.

Bathroom:

6'2" x 6'4"

3 piece white bathroom suite comprising bath, WC, wash hand basin, radiator.

OUTSIDE:

Small fore garden, enclosed rear yard.

Directions:

Enter Hellifield Village on the A65 from Settle, go past the primary school up to the traffic lights, 2 Asperlands is on the right 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:

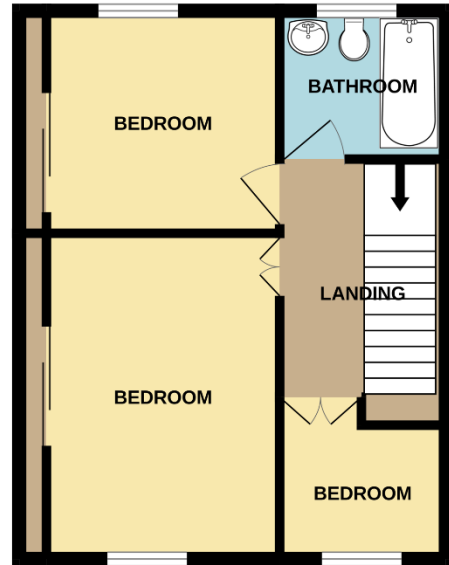
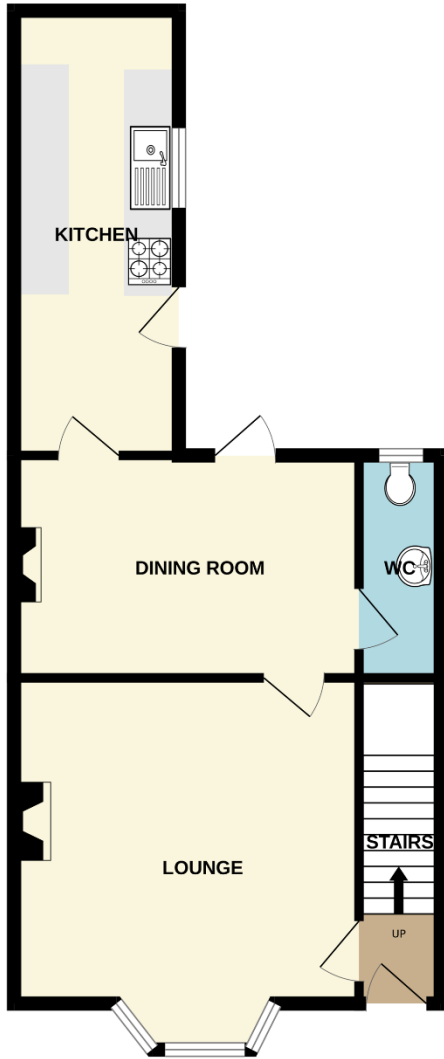
North Yorkshire Council
1 Belle Vue Square
Broughton Road
SKIPTON
North Yorkshire
BD23 1FJ
Council Tax Band 'C'

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		



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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