



## 8 EAST VIEW, HELLIFIELD

£299,950





## 8 EAST VIEW, HELLIFIELD, SKIPTON, BD23 4EU

Well presented and spacious 3 double bedroom detached house located in a superb and convenient position near to the centre of Hellifield.

Good sized family accommodation laid over 2 floors with integral garage, off street parking and manageable enclosed gardens.

Decorated to a good standard throughout with upvc double glazed windows and external doors, ready for immediate occupation.

The property has gas fired central heating and underfloor heating in the bathroom.

Ideal property for family, retired buyer, investment or second home/holiday cottage.

Well worthy of internal inspection to appreciate the size, layout and position.

Hellifield is a popular village located on the edge of The Yorkshire Dales National Park approximately 6 miles from the market town of Settle and 10 miles from Skipton.

The village has local amenities such as shops, public house, church, village hall, primary school and railway station.

### ACCOMMODATION COMPRISES:

#### Ground Floor

Entrance Hall, Lounge, Conservatory, Kitchen

#### First Floor

Landing, 3 Bedrooms, House Bathroom

#### Outside

Integral Garage, Driveway, Enclosed Gardens.

### ACCOMMODATION:

#### GROUND FLOOR:

##### Entrance Hall:

Covered entrance, upvc external entrance door, access to principal rooms and garage, staircase to first floor.



### Lounge:

11'9" x 14'10" (3.58 x 4.52)

Flame effect electric fire on hearth, coved ceiling, radiator.



### Conservatory:

7'8" x 9'0" (2.33 x 2.74)

Upvc double glazed windows, upvc double glazed double doors with access to the garden, tiled flooring.



### Kitchen:

14'7" x 12'10" (4.44 x 3.91)

Extensive range of modern kitchen base units with complementary worksurfaces, wall units, built in appliances including Bosch electric oven, Stoves hob, stainless steel extractor hood, plumbing for washing machine, island unit with complementary work surface, space for table, upvc double glazed window, upvc double glazed rear entrance door, 1 ½ bowl sink with mixer taps, plumbing for dishwasher, radiator, under stairs cupboard.





## FIRST FLOOR:

### Landing:

6'0" x 10'2" (1.82 x 3.09) plus 7'8" x 8'1" (2.33 x 2.46) plus 3'2" x 4'2" (0.96 x 1.27)

Spacious landing with access to 3 bedrooms and house bathroom, built in cupboards, loft access to part boarded loft, upvc double glazed window, radiator.

### Bedroom 1:

11'7" x 11'2" (3.53 x 3.40) to wardrobes

Double bedroom, upvc double glazed window, radiator.



### Bedroom 2:

9'9" x 12'7" (2.97 x 3.83) plus 7'7" x 4'0" (2.31 x 1.21)

Double bedroom, upvc double glazed window, radiator, built in wardrobes.



### Bedroom 3:

8'10" x 12'7" (2.69 x 3.83) max

Double bedroom, upvc double glazed window, radiator.





### House Bathroom:

8'9" x 4'0" (2.66 x 1.21) plus 2'6" x 5'4" (0.76 x 1.62)

3 piece white bathroom suite comprising P bath with shower over off the system, vanity wash hand basin, low flush WC, under floor heating, upvc double glazed window, vertical heated towel rail, boarded walls and ceiling.



### OUTSIDE:

Integral garage with automatic door, power and light, driveway parking, pleasant, enclosed gardens to the side and rear, laid to lawn



### Directions:

Enter Hellifield village on the A65 from Settle, go past the primary school, take the next right onto Brook Street, then turn immediately left. 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 'E'

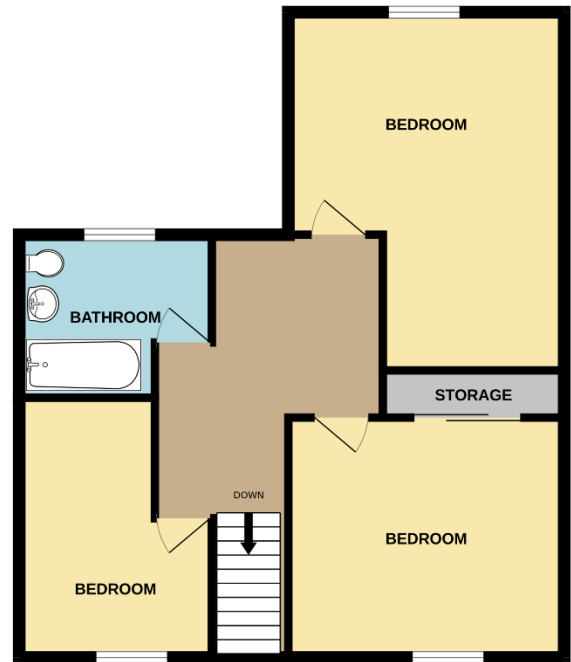
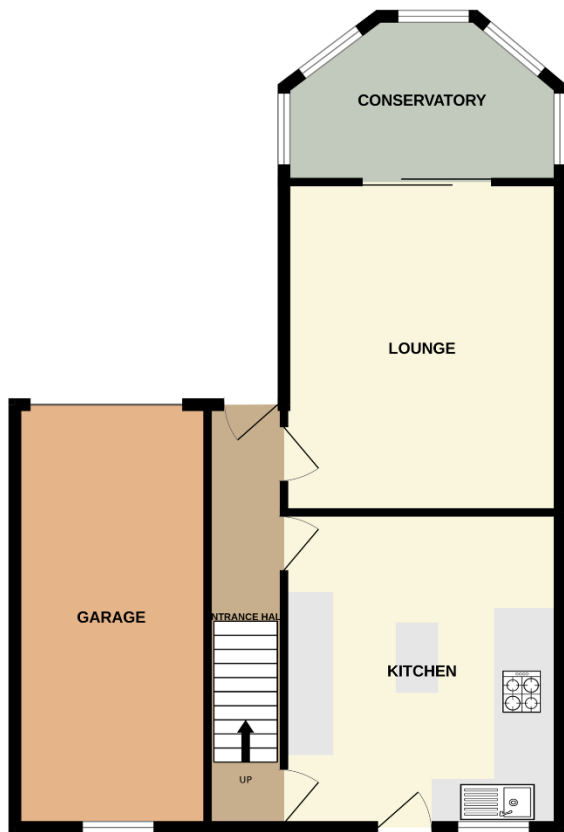
|                                                  |                                                       |                           |
|--------------------------------------------------|-------------------------------------------------------|---------------------------|
| 8 East View<br>Hellifield<br>SKIPTON<br>BD23 4EU |                                                       | Energy rating<br><b>D</b> |
| Valid until<br><b>3 November 2034</b>            | Certificate number<br><b>9310-2992-3400-2524-6371</b> |                           |

|                  |                   |
|------------------|-------------------|
| Property type    | Detached house    |
| Total floor area | 101 square metres |



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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Settle

North Yorkshire BD24 9EJ

Tel: 01729 825219 option 1

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

King's Arms Buildings

15 Main Street High Bentham

Lancaster LA2 7LG

Tel: 015242 62458

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

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