



## 17 MIDLAND TERRACE, HELLIFIELD

### £155,000







## 17 MIDLAND TERRACE, HELLIFIELD, SKIPTON, BD23 4HJ

Two-bedroom, mid terrace property, located in a convenient position near to the centre of Hellifield Village offering accommodation laid over two floors.

In need of some modernisation to bring it up to modern day standards but offers huge potential.

Accommodation comprises, ground floor, wide entrance hall with shower room off, L shaped kitchen dining/lounge, conservatory. First floor, large landing and two double bedrooms, bathroom.

Outside, unrestricted street parking to the front of the property, fore garden, large garage/workshop to the rear.

Ideal property for first time buyer, family or investor, potential to create 3 bedrooms subject to the necessary approvals by turning the existing staircase around.

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

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

Located in a convenient position near to the centre of Hellifield Village approximately 400 yards from the railway station and near to the village amenities.

Hellifield is a popular villar on the edge of The Yorkshire Dales National Park. The village has local amenities including village shop, garage, primary school, churches, village hall etc and a railway station with connections to Leeds, Skipton and Carlisle.

### ACCOMMODATION COMPRISES:

#### Ground Floor

Entrance Hall, Shower Room, Kitchen Dining / Lounge, Conservatory.

#### First Floor

Landing, 2 Bedrooms, Bathroom.

#### Outside

Unrestricted Street Parking, Pedestrian Rear Access, Large Garage/Workshop.

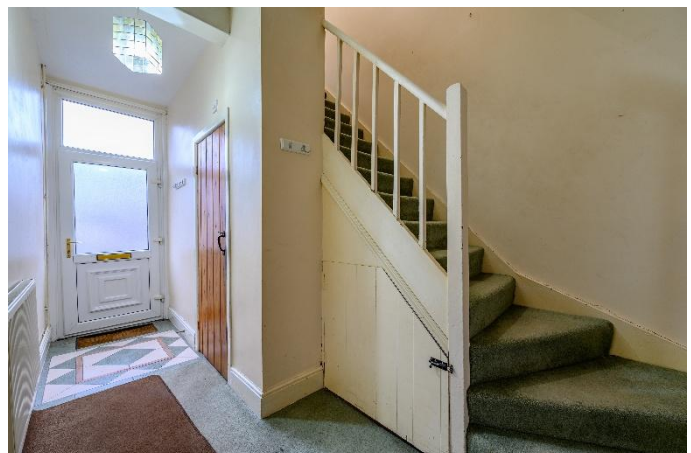
### ACCOMMODATION:

#### GROUND FLOOR:

##### Entrance Hall:

4'10 x 14'9" (1.47 x 4.49)

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





### **Shower Room:**

With shower enclosure with shower off the system, WC, pedestal wash hand basin.



### **Kitchen Dining / Lounge:**

L-shaped room with lounge area to the front and kitchen/dining space to the rear.



### **Lounge Area:**

11'10" x 10'9" (3.60 x 3.27)

Upvc double glazed window, radiator, capped fireplace.



### **Kitchen Dining Area:**

13'1" x 11'10" (3.98 x 3.60)

plus 9'7" x 8'6" (2.92 x 2.59)

Range of kitchen base units with complementary tiled work surfaces, breakfast bar, wall units, cooker point, single glazed window, gas fire within stone fireplace (Not Working), radiator, door to the porch, doored alcove.





**Conservatory:**

10'10" x 6'1" (3.30 x 1.85)

Upvc double glazed windows, upvc double glazed rear external entrance door, radiator.

**FIRST FLOOR:****Landing:**

6'7" x 14'2" (2.00 x 4.31)

Access to 2 bedrooms, and bathroom, bulkhead store cupboard, upvc double glazed window.

**Bedroom 1: Rear**

13'2" x 11'10" (4.01 x 3.60)

Double bedroom with upvc double glazed window, and radiator.

**Bedroom 2:**

10'9" x 13'2" (3.27 x 4.01)

Double bedroom with upvc double glazed window, and radiator.

**Bathroom:**

9'8" x 8'0" (2.94 x 2.43)

Three-piece bathroom suite comprising bath, WC, pedestal wash hand basin.





## OUTSIDE:

### Front:

Unrestricted street parking, fore garden.

### Rear:

Pedestrian and vehicle access.



### Outbuilding:



### Garage/Workshop:

7'3" x 8'11" (2.21 x 2.71)

plus 26'3" x 17'5" (8.00 x 5.30)

With power, light and inspection pit.





**Directions:**

Enter Hellifield Village on the A65 from Settle, go past the primary school, take the next left turn onto Station Road, No. 17 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.**

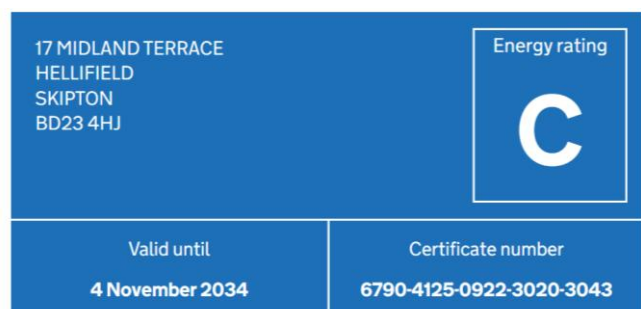
**N.B.** No electrical/gas appliances have been checked to ensure that they are in working order. The would-be purchasers are to satisfy themselves.

**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:**

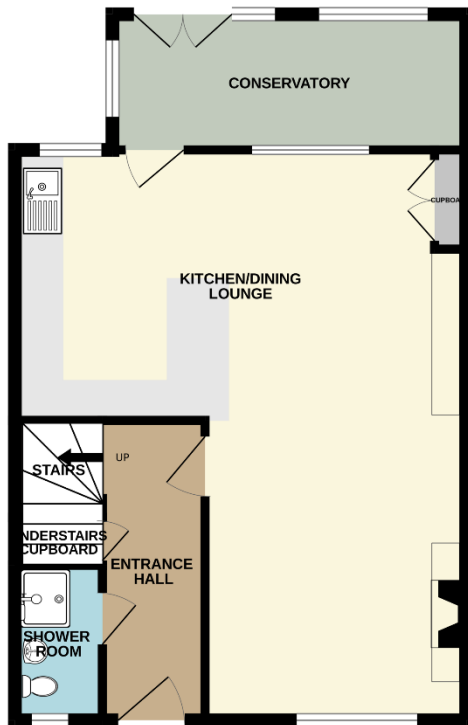
North Yorkshire Council  
1 Belle Vue Square  
Broughton Road  
SKIPTON  
North Yorkshire  
BD23 1FJ

Council Tax Band 'B'

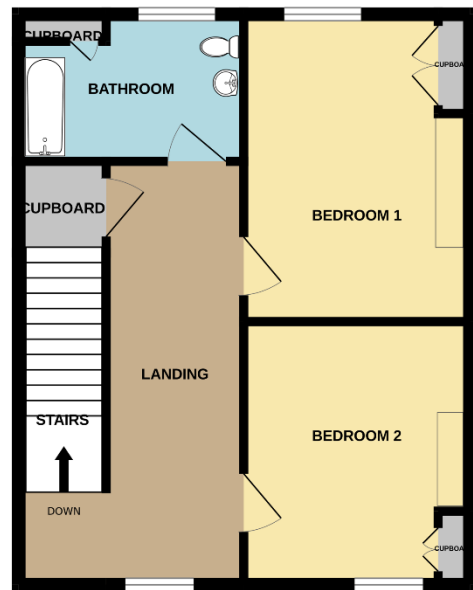




GROUND FLOOR



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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