



**7 WILLOW WOOD, LANGCLIFFE**  
**£145,000**







## 7 WILLOW WOOD, LANGCLIFFE, SETTLE, BD24 9NT

2 bedroomed, stone built mid terraced cottage property, located on a small row of similar houses on the edge of Langcliffe village.

The property offers accommodation laid over 2 floors with cottage rear garden and unrestricted parking to the front.

Ground floor, lounge with multi fuel stove, rear kitchen with modern units.  
First floor, 2 bedrooms and bathroom.

Pleasant location with open views to the front towards the river Ribble, the property is located within The Yorkshire Dales National Park.

Ideal cottage for first time buyer, holiday cottage, 2<sup>nd</sup> home or investment property.

Double glazed windows and electric heating are installed.

Well worthy of internal and external inspection to fully appreciate the size and location.

The pretty village of Langcliffe is approximately ¼ of a mile from the cottage with the popular market town of Settle 1 ½ miles away.

Settle is a busy market town located on the edge of The Yorkshire Dales National Park set within stunning countryside. The town offers all local amenities such as independent shops, cafes, restaurants, public houses, school, health centre and recreational facilities.

Transport links are via the famous Settle to Carlisle railway with links to Skipton, Leeds and Carlisle.

### ACCOMMODATION COMPRISES:

#### Ground Floor

Lounge, Kitchen.

#### First Floor

Landing, 2 Bedrooms, Shower Room.

#### Outside

Unrestricted Street Parking, Small Rear Garden.

### ACCOMMODATION:

#### GROUND FLOOR:

##### Lounge:

15'0" x 13'0" (4.57 x 3.96)

Solid external entrance door, double glazed window, smokeless fuel stove in recess on flagged hearth, shelved alcove, panel heater.



**Kitchen:**

13'0" x 9'0" (3.96 x 2.74)

Range of modern kitchen units with electric oven, electric hob, sink with mixer taps, staircase up to the first floor, upvc double glazed window, solid rear external entrance door, electric panel heater.

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

With access to 2 bedrooms and bathroom.

**Bedroom 1: to the front**

9'0" x 13'0" (2.74 x 3.96)

Double glazed window with pleasant views, electric panel heater.

**Bedroom 2: to the rear**

9'10" x 9'2" (2.99 x 2.79)

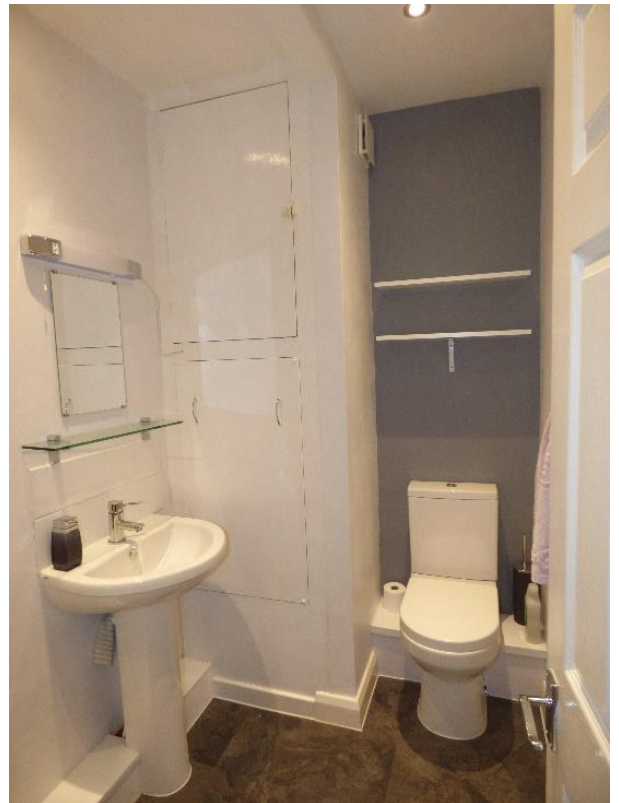
Upvc double glazed window, electric panel heater.



**Shower Room:**

8'10" x 6'4" (2.69 x 1.93)

Modern shower room comprising shower enclosure with electric shower, pedestal wash hand basin, low flush WC, vertical radiator, recessed spotlights, cylinder cupboard.

**OUTSIDE:**

Unrestricted street parking to the front of the property, small rear garden.

**Directions:**

Leave Settle town centre down Church Street, at Bridge End turn right towards Langcliffe and head towards Stainforth, as you start to leave the village Willow Wood is on the Right hand side. A for sale board is erected.

**Tenure:**

Freehold with vacant possession on completion

**Services:**

Mains water, drainage and electric.

**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		95 A
81-91	B		
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		



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

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